



**108.5**  
ACRES M/L

\$537,075 OR \$4,950/ACRE

This 108.5 acre m/l recreational playground offers an array of features including CRP acres, Hardwood timber, small pond, nice pole building and a modest home. There is also 10,000 bushel of bin storage located on the farm.

The Platte River meanders the eastern boundary of the farm and serves as a travel corridor for whitetail deer and other wildlife. The property has 86.88 FSA tillable acres carrying a CSR2 of 65.6 with 73.26 acres that are currently enrolled in CRP paying an annual amount of \$21,383.67. The CRP acres host a respectable population of huntable pheasants. This property is located on Willow Avenue, one mile north of Highway 34, west of Creston, Iowa. Improvements: Dwelling, Grain bin storage, pole building

**LAND AVAILABLE**

## ADAMS COUNTY

LISTING #14781

Adams Union Avenue  
Kent, Iowa 50851

This 48.5 acre m/l recreational playground offers an array of features including hardwood timber, CRP acres, grass hay, and a nice stocked pond. The Platte River meanders the western boundary of the farm and serves as a travel corridor for whitetail deer and other wildlife. The property has 36.75 FSA tillable acres carrying a CSR2 of 58.9 with 22.78 acres currently enrolled in CRP paying an annual amount of \$6,671.35. The CRP acres host a respectable population of huntable pheasants and the 14 acres m/l of hay ground provide an additional income stream. This property is located on the Adams/Union County line, one mile north of Highway 34, west of Creston, Iowa. Improvements: Stocked Pond

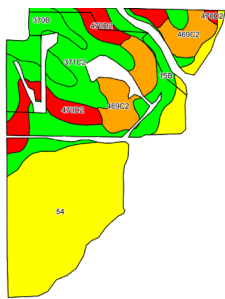
**48.5**  
ACRES M/L

\$240,075 OR \$4,950/ACRE





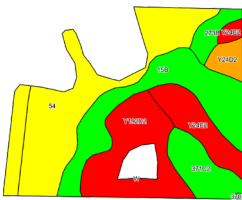
Listing # 14780  
From Creston: Take Highway 34 west 9.75 miles to the Adams/Union County Line. Take Willow Avenue north 1 mile. The property is on the east side of Willow Ave.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
54	Zook silty clay loam	36.78	42.3%		67
371C2	Sharpsburg-Nira silty clay loam	11.90	13.7%		83
15B	Olmitz-Ely-Zook complex	11.89	13.7%		82
469C2	Lamoni-Clarinda-Shelby complex	10.84	12.5%		44
470D2	Lamoni-Shelby-complex	9.43	10.9%		26
370B	Sharpsburg silty clay loam	6.04	7.0%		91
Weighted Average					65.6

Listing # 14781  
From Creston: Take Highway 34 west 9 miles to the Adams/ Union County Line. Take Adams Union Avenue north 1 mile. The property is on the west side of Adams Union Ave.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
54	Zook silty clay loam	12.46	33.9%		67
15B	Olmitz-Ely-Zook complex	7.83	21.3%		82
Y192D2	Adair clay loam	6.88	18.7%		16
Y24E2	Shelby clay loam	3.82	10.4%		35
371C2	Sharpsburg-Nira silty clay loams	3.18	8.7%		83
273B	Olmitz loam	1.32	3.6%		89
Y24D2	Shelby clay loam	1.20	3.3%		49
370B	Sharpsburg silty clay loam	0.06	0.2%		91
Weighted Average					58.9

For more information visit [PeoplesCompany.com](http://PeoplesCompany.com) or contact **Kenny Herring** | 515.783.8718

**PEOPLES**  
COMPANY  
INNOVATIVE. REAL ESTATE. SOLUTIONS.  
12119 Stratford Dr, Ste B  
Clive, IA 50325



LAND AVAILABLE **ADAMS COUNTY**