

MARION COUNTY, IOWA

**746.20 ACRES M/L**

**Offered In Two Tracts**



*Land For Sale*

**MATT ADAMS** | 515.423.9235  
MATT@PEOPLES COMPANY.COM

 **PEOPLES**  
COMPANY  
INNOVATIVE. REAL ESTATE. SOLUTIONS.

**ANDREW ZELLMER** | 712.898.5913  
ANDREWZ@PEOPLES COMPANY.COM



**430  
Acres M/L**

**Listing  
#15928**

**VERMONT DRIVE**

**160TH AVENUE**

**155TH PLACE**



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phone to scan the  
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Listing #15928 on  
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**PENDING**

**118TH AVENUE**

**130TH AVENUE**

**WEBSTER STREET**

**Listing  
#15929**

**316.20  
Acres M/L**

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# Listing # 15928

**430**  
**Acres M/L**

**259.13**  
**Tillable Acres**

**Price**  
**\$2,322,000**

Peoples Company is pleased to represent the Carruthers family in the sale of their 430 acres m/l of diverse southern Marion County, Iowa land. Located five miles directly east of Columbia, Iowa and just one-half mile north of the Marion/Monroe County line, this combination property offers abundant recreational opportunities combined with a strong ROI through the Conservation Reserve Program (CRP).

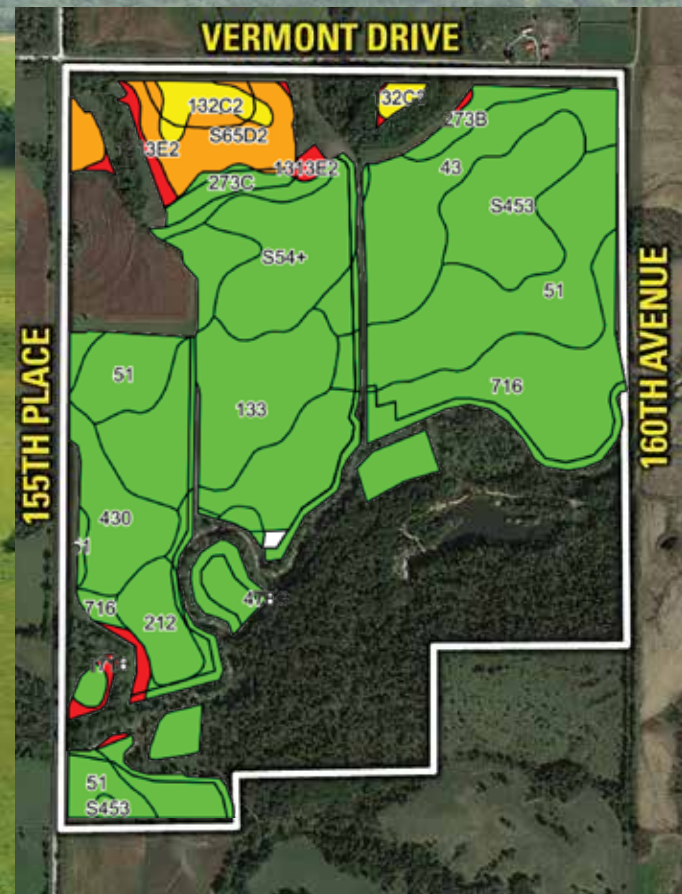
This recreational tract contains ample food sources, mature blocks of hardwoods, and plentiful water sources to support a strong population of southern Iowa deer, turkey, and pheasants. With the heavily timbered draws combined with the North Cedar Creek and Hickory Creek located in the southern portion of the property, there are a number of pinch points to hang tree stands throughout the property. This tract presents exceptional hunting opportunities for the avid outdoorsman and whitetail hunter, as this area of the state is known for producing record Boone and Crockett whitetails, including the "Iowa's Walking World Record."

**Trail cameras have been installed on the farm.**  
**Please check with Agents for updated photos.**

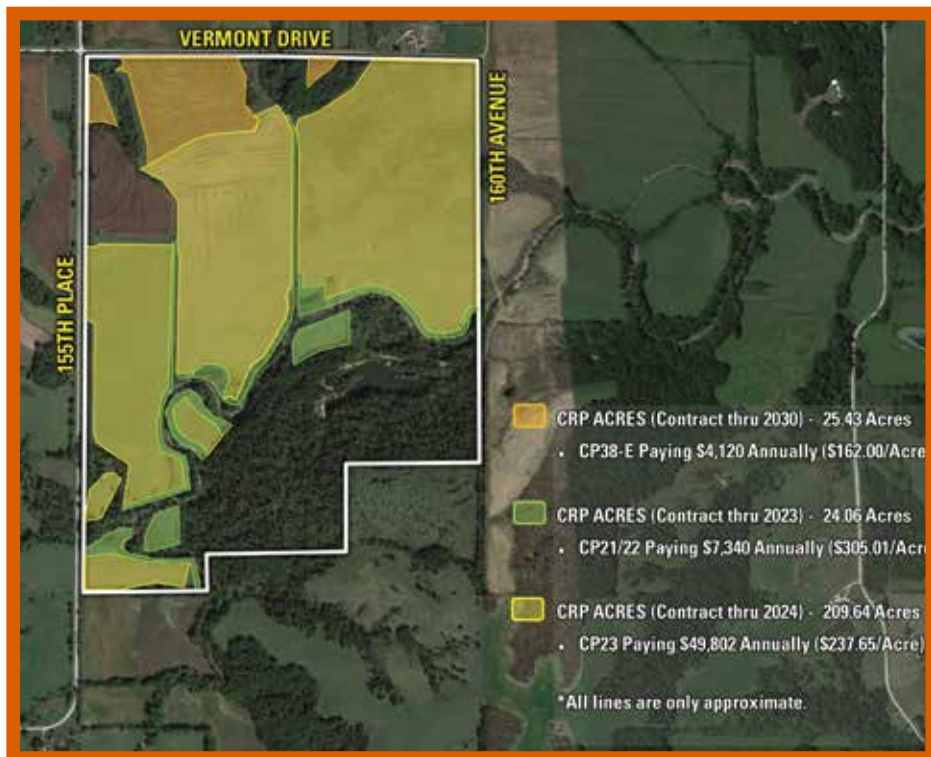
Currently, the property has 259.13 acres enrolled in the Conservation Reserve Program (CRP). The program is enrolled into three practices which include 25.43 acres of CP38E-25 (Rare and Declining Habitat) expiring in 2030 with an annual payment of \$4,120 (\$162 Per Acre), 24.06 acres of CP21/22 (Filter Strips/Riparian Forest Buffer) expiring in 2023 with an annual payment of \$7,340 (\$305.01 Per Acre), and 209.64 acres of CP23 (Wetland Restoration on Floodplains) expiring in 2024 with an annual payment of \$49,803 (\$237.56 Per Acre). There are a total of 259.13 CRP acres with an annual payment of \$61,263. The primary soil types are Lawson-Quiver-Nodaway complex and Vesser silt loam.

This farm is located south of Knoxville between State Highways 14 & 5 in Sections 28 & 33 of Indiana Township in Marion County, Iowa.

Code	Soil Description	Acres	Percent of Field	CSR2	
716	LawsonQuiverNodaway complex	64.24	24.8%	78	
51	Vesser silt loam	47.33	18.3%	75	
133	Colo silty clay loam	30.12	11.6%	78	
43	Bremer silty clay loam	24.74	9.5%	79	
S54+	Zook silt loam	19.32	7.5%	68	
S453	Tuskeego silt loam	17.94	6.9%	81	
S65D2	Lindley loam	13.79	5.3%	37	
430	Ackmore silt loam	11.57	4.5%	77	
212	Kennebec silt loam	7.69	3.0%	92	
273C	Olmitz loam	7.13	2.8%	77	
132C2	Weller silt loam	5.82	2.2%	59	
1313E2	Munterville silt loam	3.49	1.3%	22	
273B	Olmitz loam	3.44	1.3%	89	
1716	LawsonQuiverNodaway complex	2.51	1.0%	11	
Weighted Average				73.5	







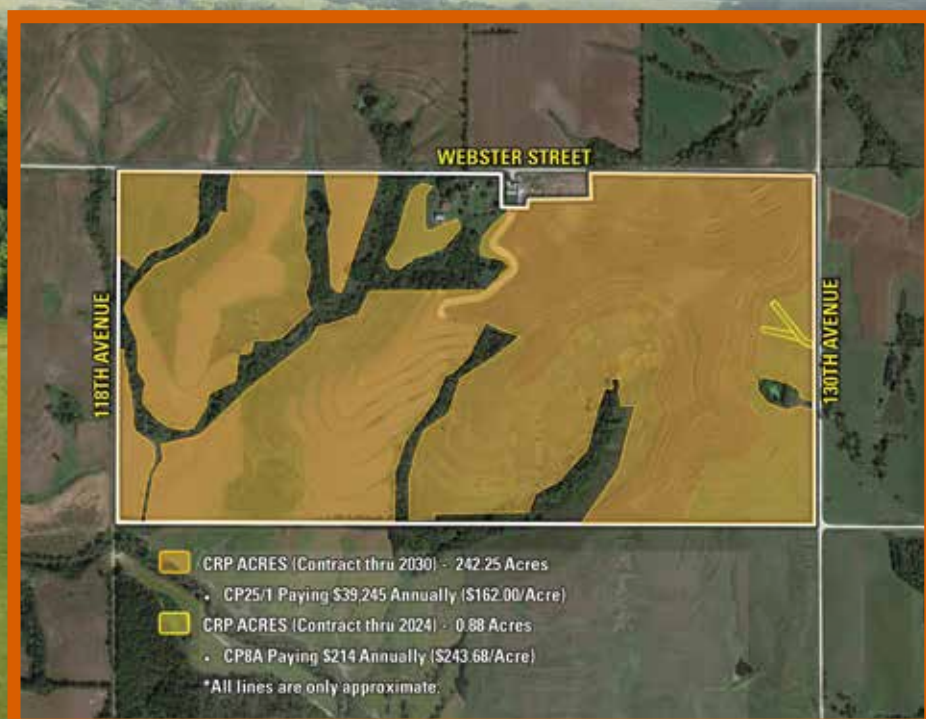
## CRP Details

Currently, the property has 259.13 acres enrolled in the Conservation Reserve Program (CRP). The program is enrolled into three practices which include 25.43 acres of CP38E-25 (Rare and Declining Habitat) expiring in 2030 with an annual payment of \$4,120 (\$162 Per Acre), 24.06 acres of CP21/22 (Filter Strips/Riparian Forest Buffer) expiring in 2023 with an annual payment of \$7,340 (\$305.01 Per Acre), and 209.64 acres of CP23 (Wetland Restoration on Floodplains) expiring in 2024 with an annual payment of \$49,803 (\$237.56 Per Acre). There are a total of 259.13 CRP acres with an annual payment of \$61,263.

*Listing #15928*

## CRP Details

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*Listing #15929*



## Listing # 15929

**316.20**  
**Acres M/L**

**269.55**  
**Tillable Acres**

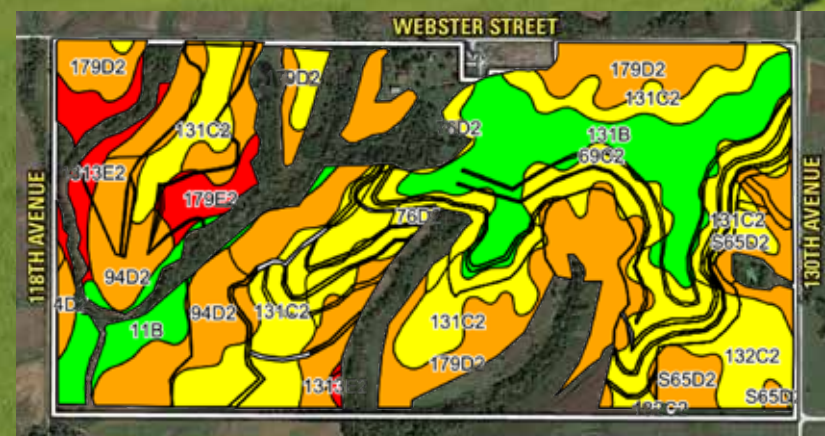
**Price**  
**\$1,390,400**

Peoples Company is pleased to represent the Carruthers family in the sale of 316.20 acres in southern Marion County, Iowa. Situated immediately along the Marion/Lucas County line and two miles southeast of Columbia, Iowa, this recreational property offers it all with heavily timber draws, two ponds, and income-producing opportunities.

There are 243.13 tillable acres across the farm enrolled in two different Conservation Reserve Program (CRP) contracts. These contracts included 242.25 acres enrolled into Rare and Declining Habitat (CP25/1) thru 2030 with an annual payment of \$39,245 (\$162 per acre) and 0.88 acres enrolled into Grassed Waterways (CP8A) expiring in 2024 with an annual payment of \$214 (\$243.68 per acre). The current annual income between the two CRP contracts is \$39,459. The balance of the property consists of grassed waterways and wooden timber draws located in the middle of the farm.

With soils suitable for row crop production combined with numerous terraces to hold soil in place, the new buyer may want to consider the CRP buyout option for the recently enrolled 242.25 CRP acres. The primary soil types of the tillable acres are Gara loam and Pershing silt loam. Since the majority of the farm's acres just completed the first year of the CRP contract, the buyout option would be a viable opportunity for a buyer looking for southern Iowa farmland. Contact the listings agents for additional details on this option.

This farm is located approximately ten miles south of Knoxville, Iowa, and three miles east of State Highway 14 in Section 36 of Washington Township in Marion County, Iowa.

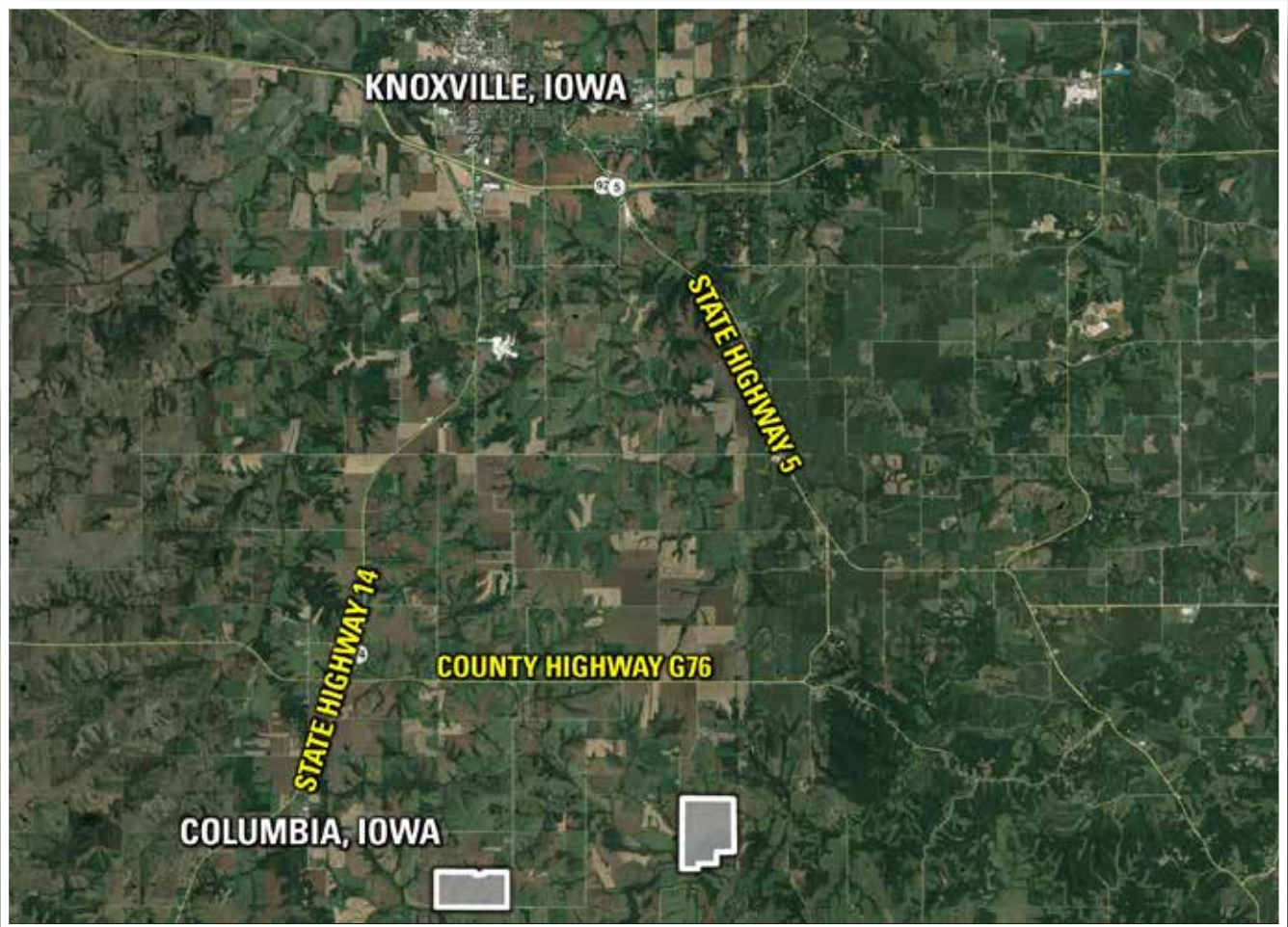


Code	Soil Description	Acres	Percent of Field	CSR2
179D2	Gara loam	63.01	25.9%	38
131C2	Pershing silt loam	53.62	22.1%	62
131B	Pershing silt loam	33.48	13.8%	70
94D2	Caleb-Mystic loams	22.85	9.4%	34
132C2	Weller silt loam	18.38	7.6%	59
S65D2	Lindley loam	11.97	4.9%	37
76D2	Ladoga silt loam	10.12	4.2%	49
11B	Colo-Ely silty clay loams	9.41	3.9%	78
69C2	Clearfield silty clay loam	7.66	3.2%	57
1313E2	Munterville silt loam	7.65	3.1%	22
179E2	Gara loam	4.91	2.0%	24
Weighted Average				50.7





12119 Stratford Drive  
Suite B  
Clive, IA 50325



Both tracts are located approximately eight miles south of Knoxville, Iowa and can be accessed from County Highway G76 to the south. Look for the Peoples Company sign.

LISTING #15928 | [PEOPLES COMPANY.COM](https://www.peoplescompany.com) | LISTING #15929

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