

JEFFERSON COUNTY

87 Acres M/L



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Peoples Company is pleased to represent 87 acres m/l located in Jefferson County, IA just southwest of Packwood, Iowa. The property consists of an estimated 36.42 current tillable acres carrying a CSR2 rating of 59.9. The primary soil types include Taintor and Mahaska silty clay loams. There are another 3.75 acres m/l enrolled in the Conservation Reserve Program. The CRP is paying an annual payment of \$748. The farm is leased for the 2024 cropping season. The property is situated in section 32 of Polk Township Jefferson County, Iowa. The farm is sure to be a producer year in and year out when it comes to whitetail deer & income potential. If you have been looking for that perfect 50/50 combination farm, take a close look here! Some of the best deer & dirt in Jefferson County.

This section contains nearly 1,900 acres with no interior roads. No better setup in Iowa than a huge section of crop ground, timber, native grasses & creeks meandering through. Not only does this farm sit in the heart of the section it lays back off the road.

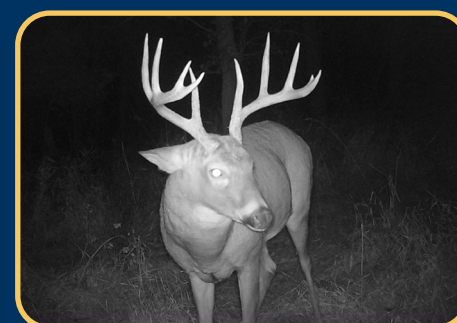
Everything a whitetail needs to feel safe and secluded. Talk about a farm that hunts much larger than it is. This 87-acre m/l farm has a total of 3 miles of timber edge spanning east-west & north-south allowing you to hunt many winds setting up those natural funnels and scrape lines. The farm consists of a diverse mix of wildlife habitats including mature timber, brush & cedar thickets allowing for optimal habitat for wildlife including many Ideal locations for food plots. The sign and deer traffic are tremendous on this farm. Rural water is at the road and provided by Rathbun Regional Water.

RILEY SIEREN

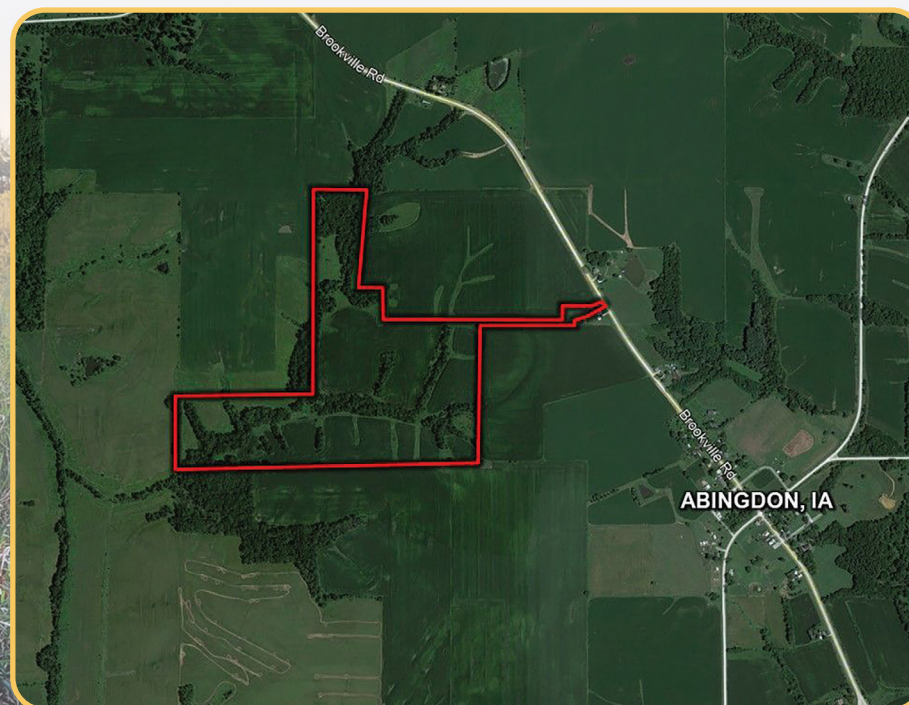
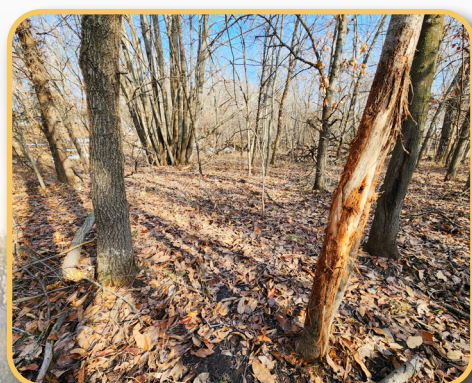
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LOCATED 1/4 MILE NORTHWEST OF ABINGDON, IA



BROOKVILLE ROAD | PACKWOOD, IA 52533 | LISTING #17400

ASKING PRICE | \$530,000

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