

# *Guthrie County, Iowa*

## 79.66 ACRES M/L AVAILABLE



**DOUG BEAR | 515.745.3192**  
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**IA LIC S67986000**

**BROKERAGE & AUCTIONS | LAND MANAGEMENT | AGRICULTURAL APPRAISAL**  
**CAPITAL MARKETS | ENERGY MANAGEMENT | CROP INSURANCE**



## Description






Guthrie County, Iowa Farmland Available - Peoples Company is pleased to present this outstanding opportunity to own 79.66 gross acres m/l of northeast Guthrie County farmland located directly east of Jamaica, Iowa. Situated along the north side of 110th Street, this exceptional property truly offers the “business in the front and party in the back” layout with a combination of highly productive farmland acres combined with a hearty, block of timber on the northern end of the property for all your recreational endeavors.

The 49.22 FSA cropland acres, designated at Non Highly Erodible Land (NHEL), consists of the top-producing soil types including Clarion loam, Webster clay loam, and Nicollet loam carrying an outstanding CSR2 rating of 88.1! The farmland tract has a gentle rolling topography and has been improved with three north-south oriented terraces to keep topsoil in place on the farm.

On the northern one-third of the tract, there is a densely wooded block of timber with multiple pinch points making this even more attractive for the avid outdoor hunting enthusiasts. Greenbrier Creek, located just northeast of the property, and the small tributary flowing through the timber provides a year-round water source for wildlife. This combination of open cropland acres on the southern two-thirds of the farm combined with the heavily wooded timber on the north provides the perfect year-round ecosystem for wildlife, including deer, turkey, and pheasants for endless recreational opportunities!

Whether you are looking to expand your farming operation for the years ahead with some additional income from a hunting lease or if you are just looking for a strong return on your investment, take advantage of this premier location! The farm is situated in Section 1 of Richland Township in Guthrie County, Iowa.

## Tillable Soils

Code	Soil Description	Acres	% of Field	Legend	CSR2
L138B	Clarion loam	25.33	51.46%		88
L107	Webster clay loam	11.46	23.38%		88
L55	Nicollet loam	7.98	16.21%		91
L138C	Clarion loam	3.89	7.90%		84
L138C2	Clarion loam	0.56	1.14%		83
Weighted Average:					88.1







## Directions

From Jamaica, Iowa: Travel east on 110th Street for 0.50 miles from County Highway P30 and the farm will be located on the north side of the road. Look for the Peoples Company sign.

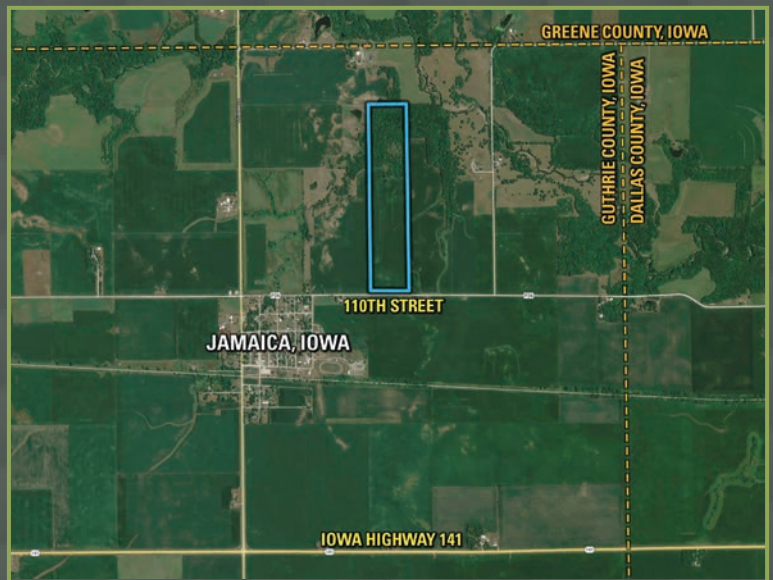
**CSR2: 88.10**

**PARCEL NUMBER: 0000648100; 0000648200**

**SCHOOL DISTRICT: PANORAMA COMMUNITY  
SCHOOL DISTRICT**

**GROSS TAXES: \$2,266.00**

110TH STREET | JAMAICA, IA 50128



# Guthrie County, Iowa







12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #17695



# *Guthrie County, Iowa*

## 77.76 ACRES M/L



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