

48.50 Acres M/L

LAND AVAILABLE

Listing #18353



Matt Adams

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Doug Bear, ALC

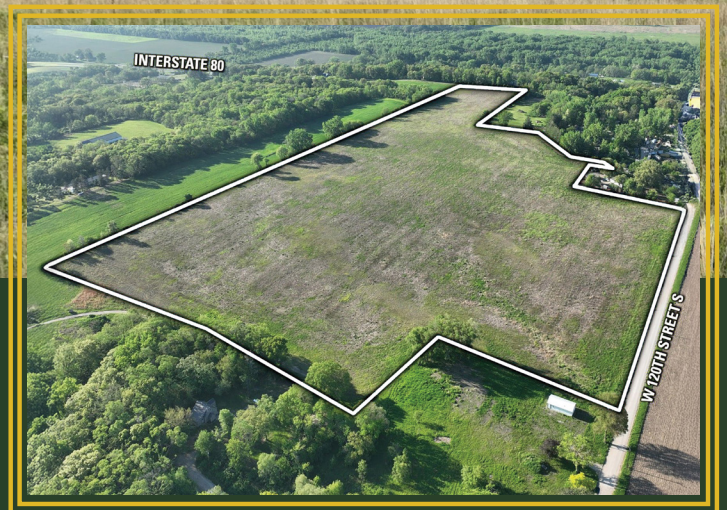
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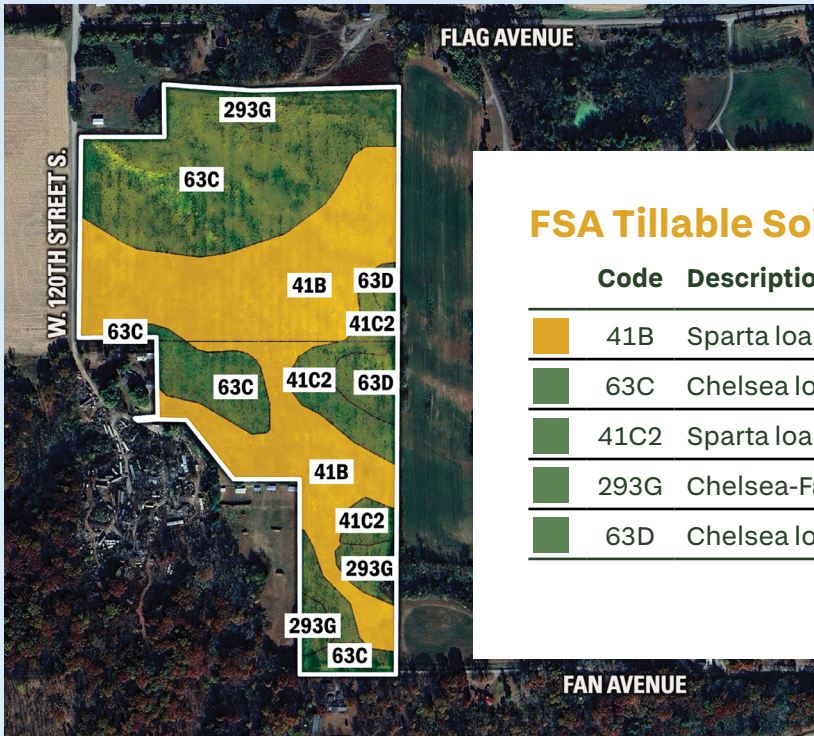


Peoples Company presents 48.50 acres m/l located on a scenic, secluded dead-end road near Colfax, Iowa—just off Exit 155 from Interstate 80 and a short commute from the Des Moines Metro. The relatively flat terrain offers an ideal setup for lifestyle buyers seeking a balance of seclusion, convenience, and outdoor enjoyment to either build a dream acreage or country estate, raise livestock, or those seeking open space and privacy combined with income-producing land close to town!

The farm includes 46.07 FSA cropland acres currently enrolled in the Conservation Reserve Program (CRP) through 2031 under the Iowa Pheasant Recovery SAFE Initiative (CP38E-2). This long-term contract generates \$8,162 annually—or \$177.16 per acre—and promotes quality upland habitat that supports strong pheasant populations and overall wildlife diversity. The established native grasses not only provide recreational benefits but also enhance soil health and long-term land stewardship.

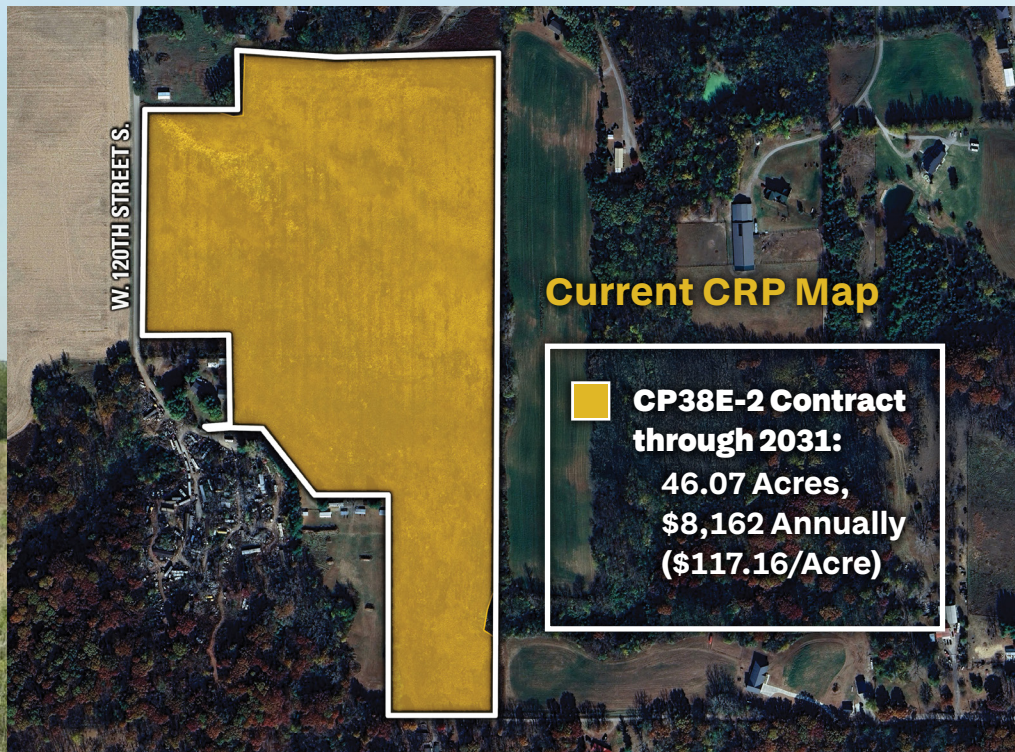
A driveway entrance into the property is located on the northwest corner. In addition, there are utility services available at the road; MidAmerican Energy has an overhead power line combined with a 2.50" Central Iowa Water Association rural water line located along the east side of W 120th Street S. With a gentle terrain, essential utilities available, and income-producing potential, this tract is well-suited for a wide range of lifestyle and investment uses.





FSA Tillable Soils Map

Code	Description	Acres	%	CSR2
41B	Sparta loamy sand	19.98	43.36	42
63C	Chelsea loamy fine sand	19.07	41.38	14
41C2	Sparta loamy fine sand	3.25	7.05	32
293G	Chelsea-Fayette-Lamont complex	2.05	4.45	5
63D	Chelsea loamy find sand	1.73	3.75	5
Average:				26.7



**For more information
regarding this listing,
please contact:**

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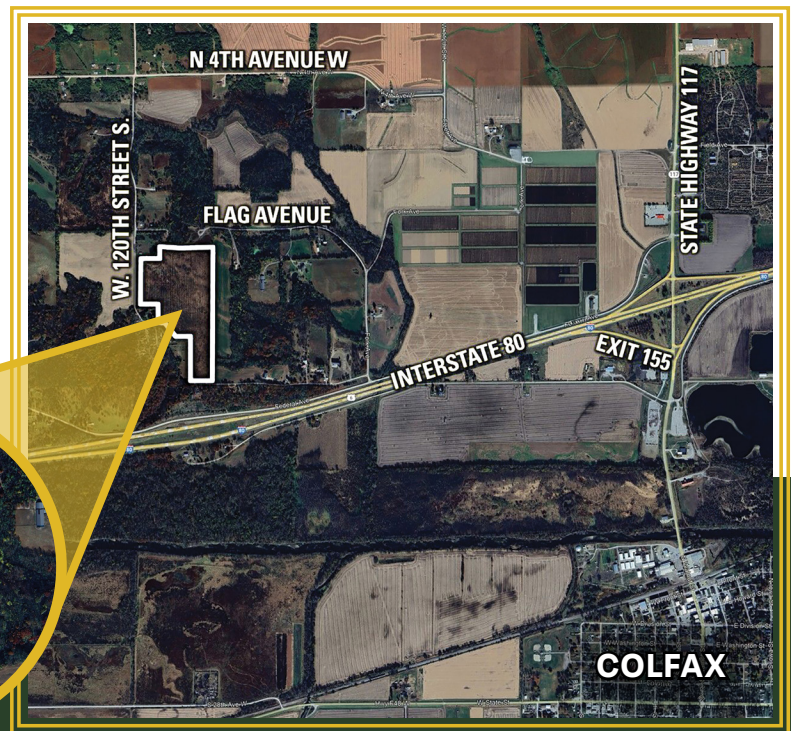
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SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

From Colfax, Iowa (Exit 155):

Travel north on Iowa Highway 117 for 0.60 miles to Fleet Avenue. Turn left (west) and continue for approximately 0.90 miles, and turn left (west) onto N 4th Avenue W. Continue west for 1 mile and turn left (south) onto W. 120th Street N, which becomes W. 120th Street S for 0.50 miles. The property will be located on the east side of the road.



Listing #18353
West 120th Street South
Colfax, Iowa 50054

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