

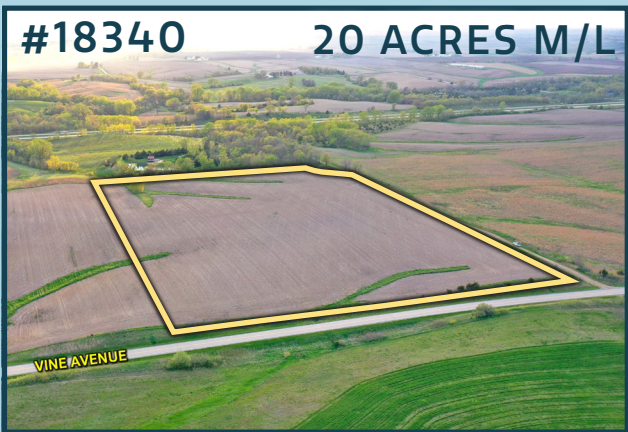
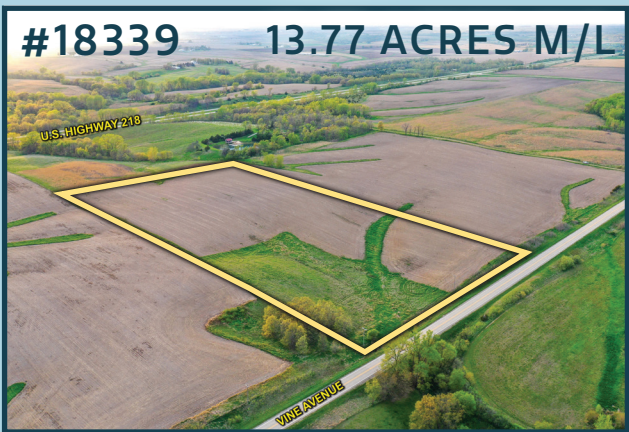
LAND FOR SALE

Washington County



VINE AVENUE
AINSWORTH, IA 52201

FARMLAND, INVESTMENT, &
BUILDING SITE OPPURTUNITIES

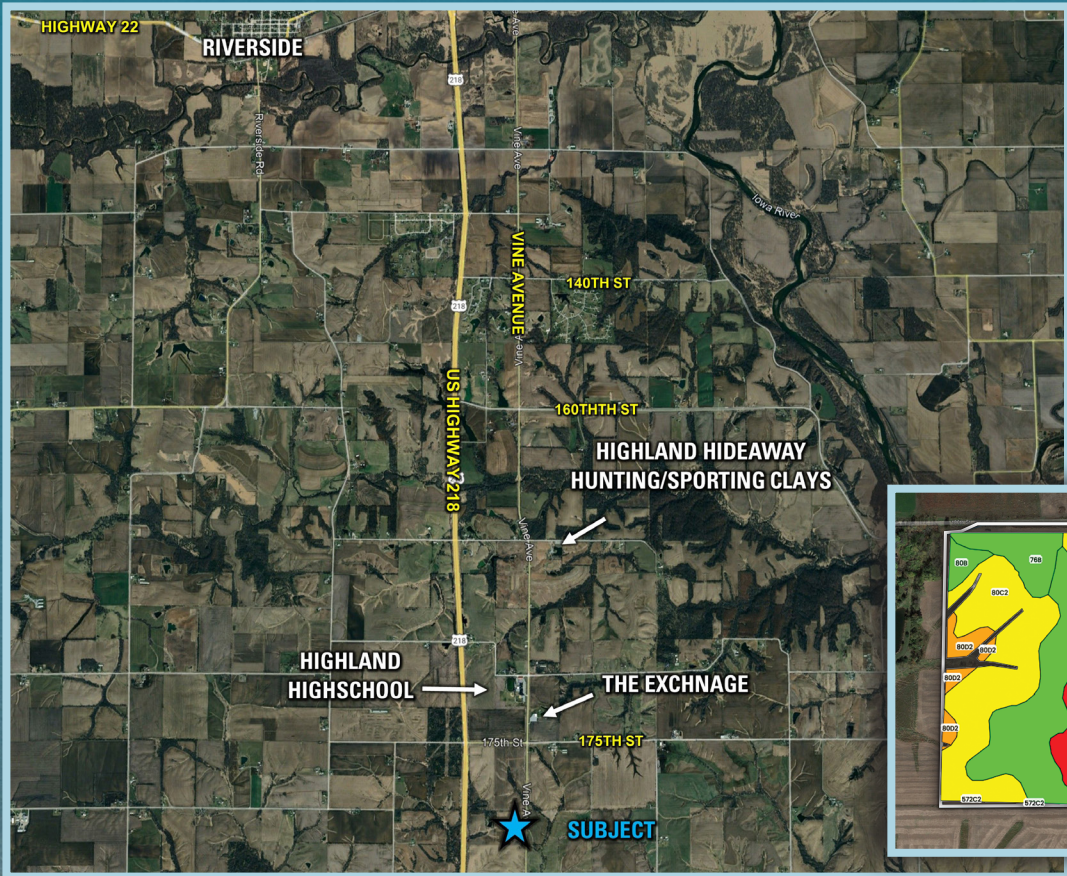


Offering 34 acres m/l in Washington County, Iowa, this versatile property presents an excellent opportunity for farmland investment, a hobby farmstead, or potential residential development. With a strong 68.4 CSR2 average and quality soils, the land also holds long-term value as an income-producing asset. Its location just sout of Riverside, IA provides the perfect balance of rural tranquility and access to amenities, making it ideal for those looking to build a dream home, establish a country lifestyle, or invest in Iowa's strong agricultural market.

This property is available in two smaller tracts – 13.77 acres m/l and 20 acres m/l – both featuring desirable building sites with open views and direct access off paved Vine Avenue. The setting is ideal for a hobby farm, rural residence, or even a home-based business, with proximity to Interstate 80 making for an easy commute to Iowa City or the surrounding area. Whether you're seeking space for livestock, gardens, or a peaceful retreat with room to grow, these tracts offer flexible, hard-to-find options in a prime location.

Don't miss out on this versatile and picturesque piece of land, whether for farming, building, investing, or a combination of all three.

#18332 Asking Price: \$523,435 | #18339 Asking Price: \$227,205 | #18340 Asking Price: \$320,000



**Contact us today for more information or
to schedule a private showing!**

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Tillable Soils Map

Code	Description	Acres	% of Field	CSR2
80C2	Clinton silt loam	11.34	38.29%	69
80B	Clinton silt loam	10.88	36.74%	80
80D3	Clinton silty clay loam	3.45	11.66%	39
76B	Ladoga silt loam	1.83	6.18%	86
424D2	Lindley-Keswick	105	3.55%	24
80D2	Clinton silt loam	1.04	3.51%	46
572C2	Inton silt loam	0.02	0.07%	69

Average: 68.2

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