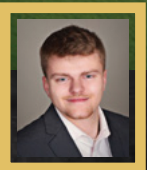


LAND FOR SALE

Johnson County

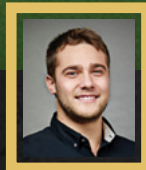
5440 Lower West Branch Road SE ♦ Iowa City, IA 52358

LISTING #18356 ♦ 111.89 ACRES M/L
ASKING PRICE: \$1,590,000



Matt Hoenig

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Riley Sieren

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PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS



Peoples Company is pleased to welcome you to this quiet retreat just outside of **Iowa City, Iowa.**

Located minutes from the busy streets of Iowa City lies the 111.89-acre combination farm that has been in the same family for over 50 years. It offers a variety of opportunities, including trail systems, wildlife, and a premier building site opportunity with income-producing row crop acres. Please reach out to the listing agents to schedule a showing. Don't miss this opportunity to own a premier property with country living and city amenities.



The farm consists of 111.89 acres m/l with an estimated 91.05 tillable acres carrying an average CSR2 of 74.6. The farm is leased for the 2025 cropping season for \$21,600 or \$237/tillable acre. The remainder of the property consists of blocks of timber, timber draws, creeks, and trail systems. After a year of ownership, the new buyer may elect to enroll the tillable acres into Conservation Reserve Program (CRP) and create a beautiful grass prairie setting, attracting more wildlife and income if they so choose.



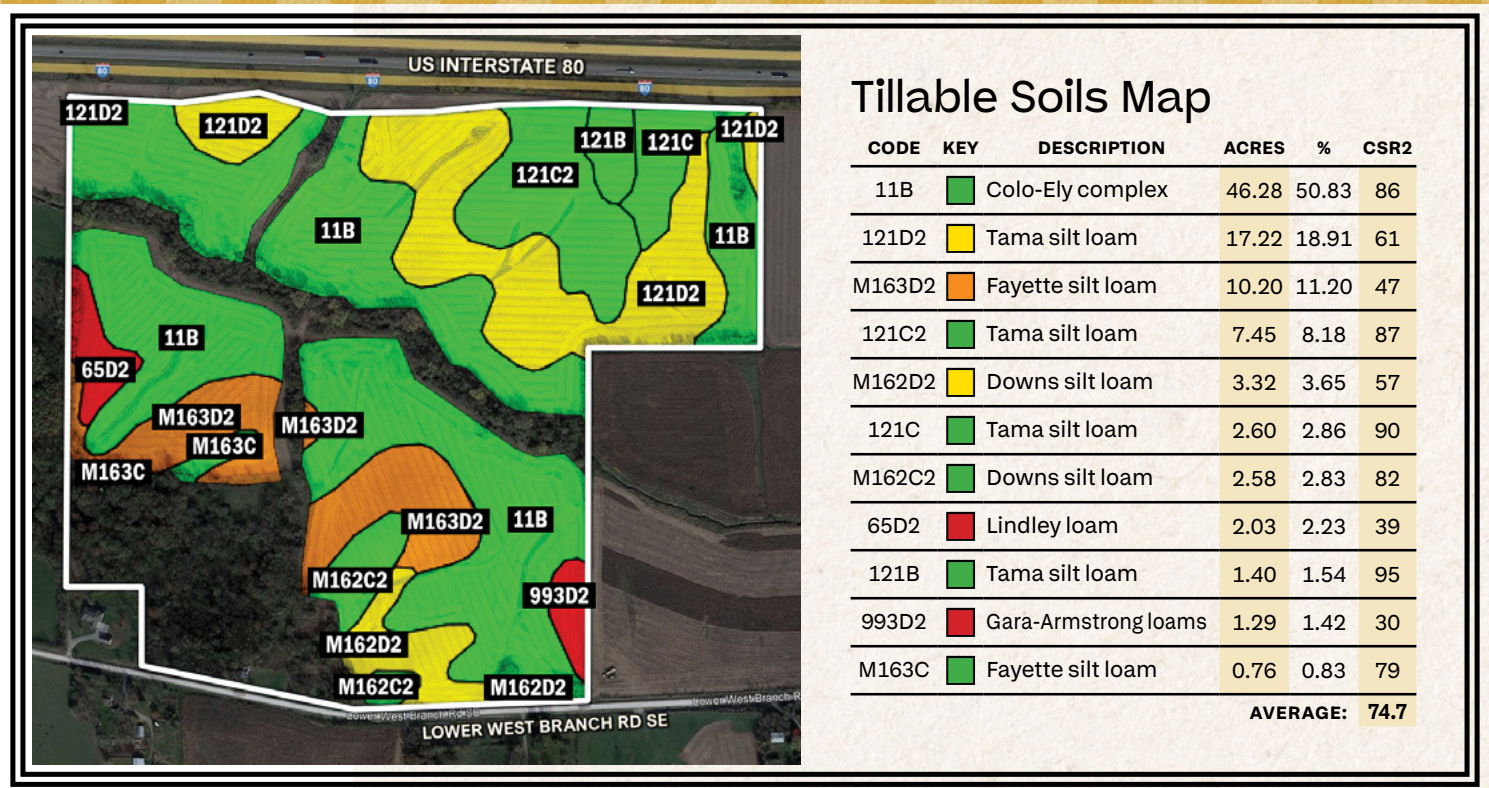
Take advantage of the nearly 3/4 mile of trails directly behind the house in the large block of hard-wood timber. The trail system offers the opportunity to ride horses, dirt bikes, side-by-sides, or even to enjoy a peaceful walk.



Be sure to check out the trail camera photos if you are an avid outdoorsman. Over a couple of short weeks, we were able to capture a few great Iowa bucks on camera.



The landscape is rich with traces of whitetail deer and turkeys. Nearly every time you step beyond the front of the property you will see whitetail deer or turkey in the fields or along the creek system.



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Riley Sieren || IA LIC S66739000 || 319.591.0111 || Riley@PeoplesCompany.com



12119 Stratford Drive
Clive, IA 50325

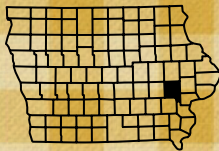


PeoplesCompany.com

LISTING #18356



TO VIEW THIS INCREDIBLE PROPERTY ONLINE, use your phone camera to scan the QR code and click the link that appears. You can view all our listings anywhere, any time at **PEOPLES COMPANY.COM**.



From Iowa City:

At the intersection of North Scott Blvd and Lower West Branch Road in the northeast part of Iowa City, head east on Lower West Branch Road. After 4 miles, the listing will be on the left-hand side.

From West Branch:

Head south out of West Branch on Country Road X30, then after 0.5 miles south of Interstate 80, head west onto 300th Street. In 2 miles, turn right onto Oasis Road SE heading north. Turn left in 0.25 miles onto Lower West Branch Road. The listing will be on the right in 0.6 miles.



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