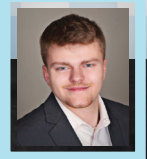
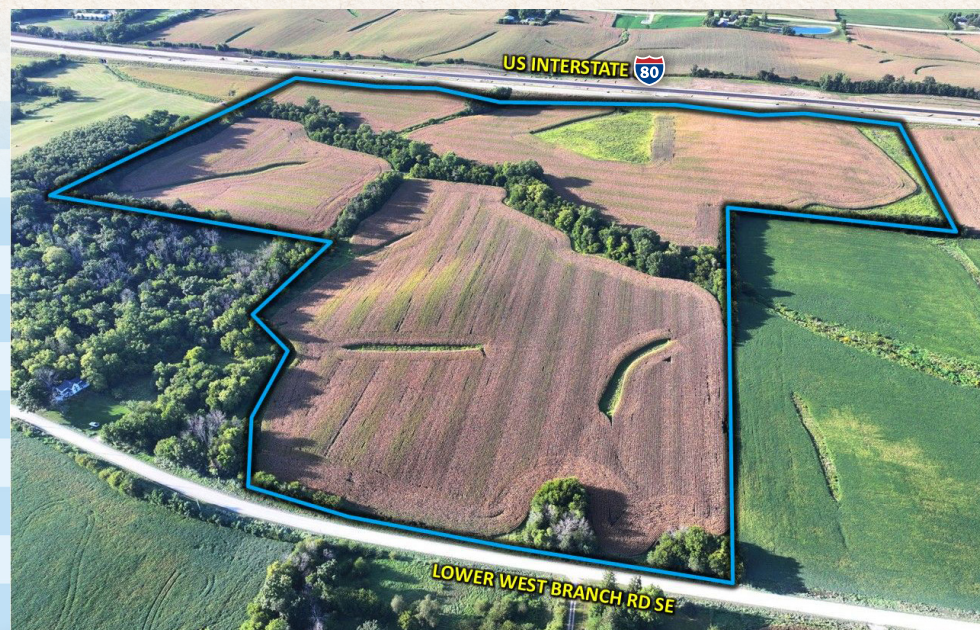


LAND FOR SALE

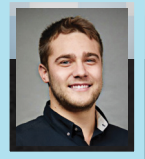
Johnson County

Lower West Branch Road SE ♦ Iowa City, IA 52358



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 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS



Peoples Company is pleased to welcome you to this exceptional **15.5± acre** property.

Peoples Company is pleased to present this exceptional 15.5± acre property to the open market—offering a rare combination of history, character, and opportunity just minutes from the Iowa City Metro Area. At its center stands a beautifully preserved two-story farmhouse dating back to the early 1900s. The 3-bedroom, 1-bath residence encompasses 1,522 square feet and has been remarkably maintained for its age. With minimal updates, it could serve as a charming farmhouse acreage, provide rental income, function as a weekend retreat, or offer comfortable living while you plan and build your dream home overlooking the property's scenic landscape.



The acreage is being offered with the flexibility to create a fresh start. By utilizing the historical building site split, the buyer has the option to establish a new 2-acre building site within the 15.5-acre parcel. The remaining 13.5 acres will serve as an outlot, preserving its natural beauty while ensuring privacy and seclusion.



Listing #18587
5440 Lower West
Branch Rd SE
Iowa City, IA 52358
15.5 Acres M/L
Price: \$475,000



- 3 Bedrooms
- 1 Bath
- 1,522 Square Feet
- Two-Story Farmhouse
- Scenic Landscape

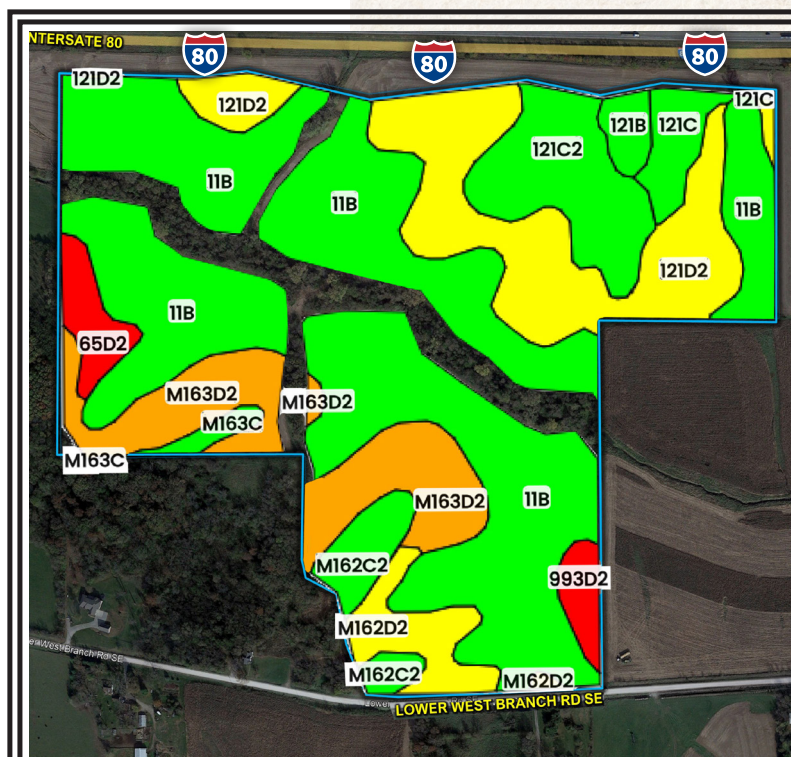




Premier **96.39 acre farmland** investment and building site near **Iowa City, IA.**

Listing #18589
Lower West Branch Rd SE
Iowa City, IA 52358
96.39 Acres M/L
Price: \$1,025,000

Peoples Company is pleased to present 96.39 acres m/l located just minutes from Iowa City. Owned by the same family for more than 50 years, this highly productive Johnson County farm offers a rare opportunity to acquire a proven farmland investment with income potential, recreational appeal, and future building opportunities. Tile outlets are readily accessible, and with minimal tree clearing, this row crop operation could be made even more efficient. The farm will be sold with open tenancy for the 2026 season, providing flexibility for new ownership.



Tillable Soils Map

CODE	KEY	DESCRIPTION	ACRES	%	CSR2
11B		Colo-Ely complex	45.69	49.93	86
121D2		Tama silt loam	15.24	16.66	61
M163D2		Fayette silt loam	10.17	11.11	47
121C2		Tama silt loam	6.81	7.44	87
M162D2		Downs silt loam	3.41	3.73	57
M162C2		Downs silt loam	2.73	2.98	82
121C		Tama silt loam	2.11	2.31	90
65D2		Lindley loam	2.03	2.22	31
993D2		Gara-Armstrong loams	1.32	1.44	30
121B		Tama silt loam	1.15	1.26	95
M163C		Fayette silt loam	0.84	0.92	79
AVERAGE:			74.5		

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12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
LISTING #18587 & #18589

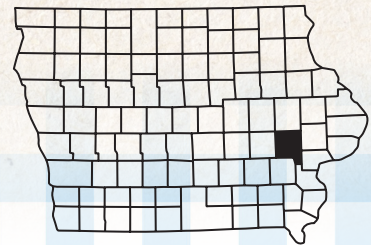


#18587

**TO VIEW THESE INCREDIBLE PROPERTIES
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**.



#18589



From Iowa City:

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

From West Branch:

Head south out of West Branch on County Road X30, then after a half mile south of Interstate 80, head west onto 300th Street. After 2 miles, turn right onto Oasis Road SE heading north. Turn left in a quarter of a mile onto Lower West Branch Road. The listings will be on the right-hand side in 0.6 miles.



Listing #18587

Listing #18589



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