

# Monroe

County, Iowa

**FARMLAND AVAILABLE**

**198.15 ACRES M/L**

📍 139TH TRAIL, LOVILIA, IOWA 50150

ZEB GUINN  
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Zeb@PeoplesCompany.com  
LIC IA S72186000

LISTING #19238

 **PEOPLES**<sup>™</sup>  
COMPANY  
INTEGRATED LAND SOLUTIONS

# PROPERTY OVERVIEW

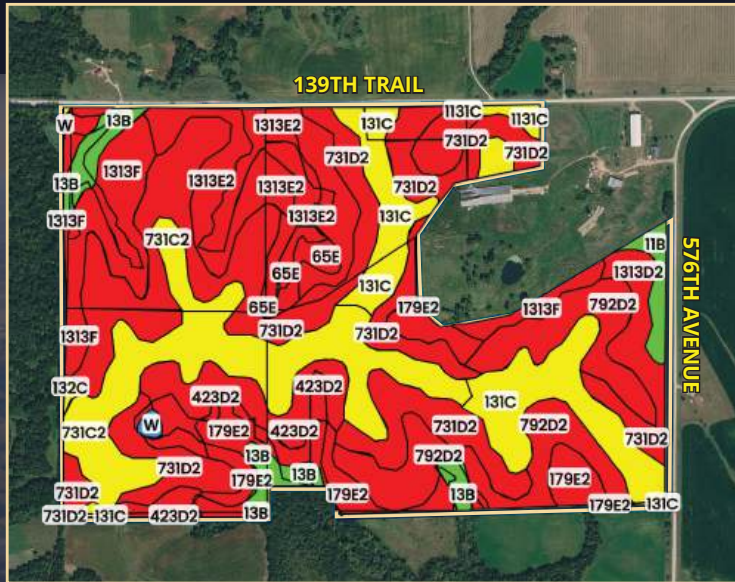
Located in Monroe County, Iowa, this productive 198-acre contiguous farm offers an outstanding opportunity to acquire quality tillable farmland with strong income and long-term investment appeal. Approximately 190 acres are currently leased as tillable, providing excellent efficiency and consistent returns. With a CSR rating of 36.2, this farm is able to produce solid yields for the area. Primarily featuring pershing silty clay loam soils, these soils are deep, loess-derived, moderately well-drained, and highly productive agricultural soils well-suited for farming. The farm is leased for the 2026 crop year, with full farming rights available beginning in 2027, allowing flexibility for future ownership plans.

This well-maintained tract features tile outlet terraces, grass waterways, and effective surface drainage, supporting strong yields. A small pond adds both functional drainage support and recreational appeal, while the rolling terrain has been carefully managed to balance productivity, fertility, and conservation practices across the farm.

With access from two sides and a potential building site offering scenic rural views, this property combines income potential with future development opportunities. Whether you're expanding an existing operation or investing in high-quality Iowa farmland, this tract presents a versatile and attractive option. Contact Zeb Guinn with Peoples Company for more information or to schedule a private showing.

## KEY NOTES

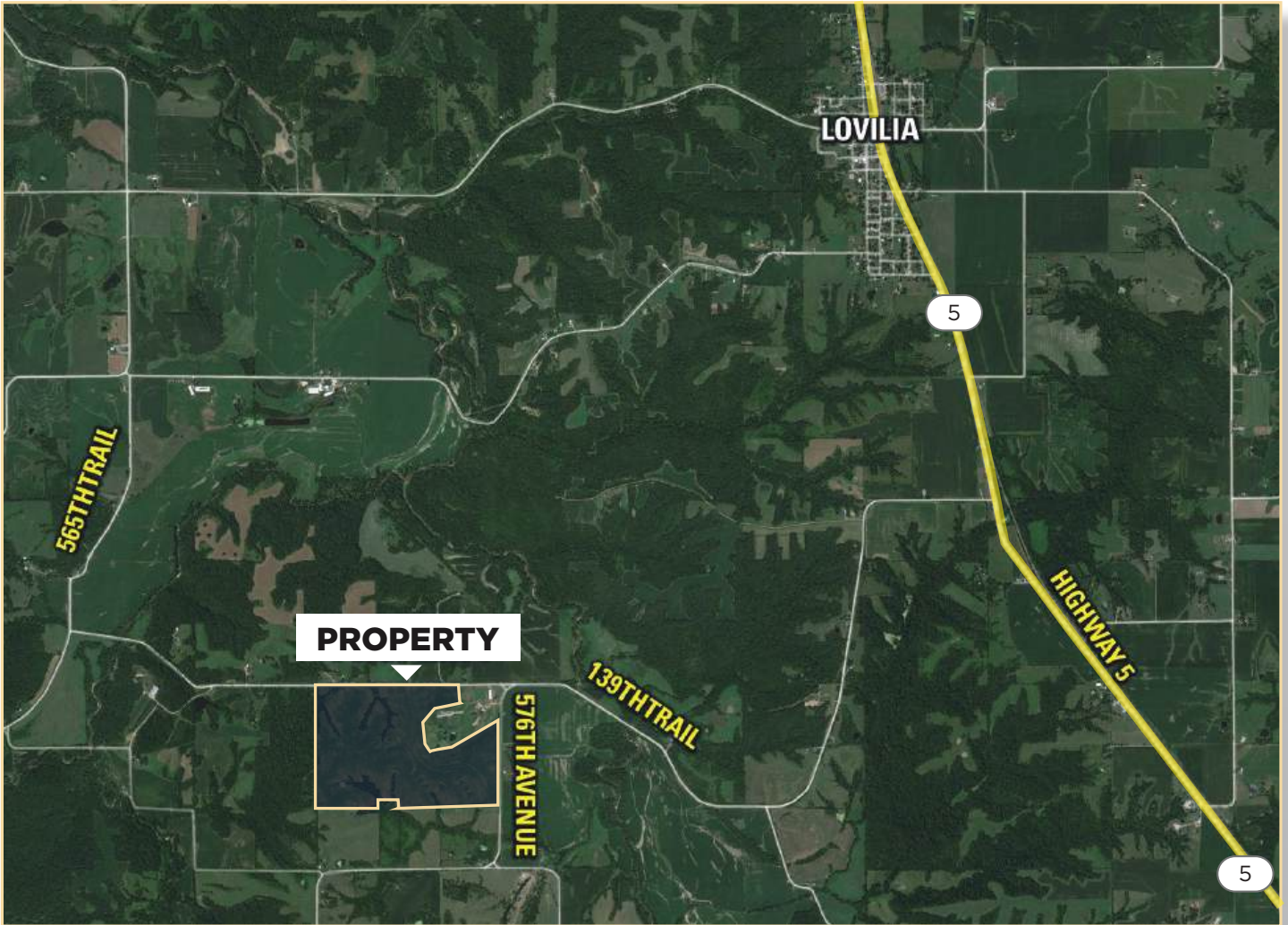
- School District: Albia Community School District
- General Area: Union Township, Monroe County, Iowa
- Zoning: Agriculture Land



## TILLABLE SOILS

LEGEND	CODE	DESCRIPTION	ACRES	% of field	IA CSR2
●	731D2	Pershing silty clay loam	49.64	25.33 %	38
●	731C2	Pershing silty clay loam	25.94	13.24 %	62
●	131C	Pershing silt loam	20.06	10.53 %	65
●	792D2	Armstrong loam	19.83	10.12 %	9
●	1313E2	Munterville silt loam	16.61	8.48 %	22
●	179E2	Gara loam	13.94	7.11 %	26
●	1313F	Munterville silt loam	13.55	6.92 %	11
●	423D2	Buckneil silty clay loam	11.39	5.81 %	6
●	13B	Olmitz-Colo-Vesser complex	6.10	3.11 %	82
●	425D	Keswick loam	4.99	2.55 %	8
●	1313D2	Munterville silt loam	4.68	2.39 %	34
●	65E	Lindley loam	4.12	2.10 %	33
●	11B	Colo-Ely complex	2.35	1.20 %	86
●	1131C	Pershing silt loam	1.21	0.62 %	67
<b>AVERAGE:</b>					<b>36.2</b>

# GEOGRAPHICAL MAP



## DIRECTIONS

From Highway 5 north of Albia, head west on 139th Trail for approximately 3.6 miles. The property will be located on the left-hand side. Look for Peoples Company signs.

## Contact



**ZEB GUINN**

**641.895.8486**

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LIC IA S72186000

Price: \$1,387,050



198.15 Acres M/L



1108 S. 44th Street, Suite 102  
Cumming, Iowa 50061



PeoplesCompany.com  
Listing #19238



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

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