Greene County, Iowa

RIVER FRONTAGE | FOREST RESERVE | RECREATIONAL LAND

LISTING #19559

98.05 ACRES M/L

LISTING #19560

16.86 ACRES M/L

PEOPLES COMPANY™
INTEGRATED LAND SOLUTIONS

CONTACT

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LISTING #19559 | 98.05 ACRES M/L

Peoples Company is pleased to present 98.05 acres m/l of premier timber and recreational land located southeast of Jefferson, Iowa. Featuring North Raccoon River frontage, Hardin Creek, mature hardwood timber, and Certified Organic cropland acres, this property offers an exceptional combination of hunting, wildlife habitat, income potential, and future building-site opportunities. Adding to its significance, this property has been recognized as a Century Farm in 2020 and has remained in the same family for generations, making this the first time it has been available to the public in over 100 years.

The property is centered around a diverse recreational landscape that is increasingly difficult to find in west-central Iowa. Mature hardwood timber provides excellent cover and natural habitat for whitetail deer, wild turkey, and a variety of other wildlife species. The North Raccoon River and Hardin Creek wind through the property, creating year-round water sources while naturally funneling deer movement throughout the property.

For hunters, the combination of river corridor habitat, hardwood timber, dense cover, and secluded openings creates numerous opportunities for strategically placed tree stands, blind locations, and future food plot development. The 6.72 FSA cropland acres, currently USDA Certified Organic, provide the potential for continued farm income or can be incorporated into a wildlife management program designed to attract and hold game throughout the season. These acres have been carefully managed under organic production practices, with no spraying occurring within or around the organic fields. The current tenant has expressed interest in negotiating a lease with the new owner to continue farming the organic acres, offering potential income while maintaining the integrity of the certification.

The tract is enrolled in the Forest Reserve Program, providing valuable tax advantages while preserving the property's mature timber resource. The diverse topography, river frontage, and cover create the type of recreational setting sought after by hunters and outdoor enthusiasts looking for a private retreat with long-term ownership appeal.

Adding to the property's versatility is a former homesite located along paved County Road P-30, locally known as the "Squirrel Hollow Road". A previous residence, well, and electrical service once existed on the property, offering a potential opportunity for a future cabin, hunting lodge, or country home nestled among the mature timber and protected by an established natural windbreak. Buyers should independently verify building eligibility and development opportunities.

Whether you're looking for a destination hunting property, a recreational getaway, a riverfront timber tract, or a long-term land investment, this Greene County property delivers a unique combination of habitat, water, organic cropland, and recreational enjoyment.

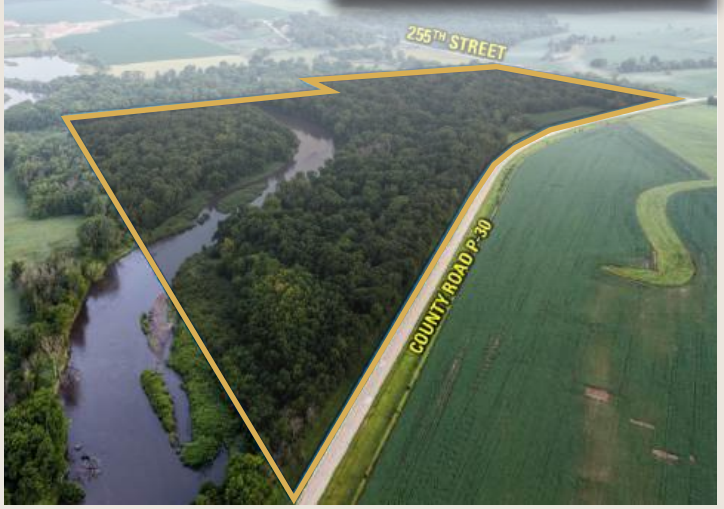
DIRECTIONS

From Jefferson, Iowa: Head east on County Road E53 for 2 miles. Then take a right and head south on County Road P-30 and go for 2 miles until you reach 255th Street. Listing #19559 will be on the right (west) side of the road. Continue on P-30 for one mile and Listing #19560 will be on the right (west) side of the road. *Look for Peoples Company signage.*

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

LISTING PRICE

$670,600



255th Street & County Road P-30 Jefferson, IA 50129

LISTING #19560 | 16.86 ACRES M/L

Peoples Company is pleased to present 16.86 acres m/l of recreational land with reliable income and North Raccoon River frontage located southeast of Jefferson, Iowa. This unique property offers a rare opportunity to own an acreage in a beautiful wildlife setting that can be enjoyed for generations to come. Adding to its appeal, this tract is part of a Century Farm that has remained in the same family for generations and has not been available to the public in more than 100 years, making this a rare opportunity to own a piece of Greene County land.

Access is from paved County Road P-30 (locally known as the "Squirrel Hollow Road"), leading to a property that combines scenic river views, established timber, income-producing CRP acres, and diverse wildlife habitat. The North Raccoon River forms the western boundary of the tract, creating both an attractive natural backdrop and a major wildlife corridor that supports whitetail deer, wild turkey, waterfowl, and numerous other species throughout the year.

The property's diverse landscape offers excellent opportunities for wildlife viewing, hunting, outdoor recreation, and simply enjoying the beauty of the river valley. An elevated opening in the northern portion of the tract overlooks the North Raccoon River and provides impressive views of the surrounding countryside. Preliminary information from the Iowa DNR indicates that portions of the property's higher elevations may have building site potential; however, buyers should conduct their own due diligence regarding floodplain regulations, permitting requirements, and building eligibility.

Currently, 7.60 acres are enrolled in the Conservation Reserve Program (CRP), producing $2,280 annually ($300/acre) through September 30, 2031. The established CP-23 Wetland Restoration practice provides valuable cover, nesting habitat, and food sources that attract and hold wildlife throughout the year.

A portion of the property is also enrolled in the Forest Reserve, providing tax benefits while preserving the natural character and beauty of the timbered areas. The combination of annual income, recreational opportunities, scenic river frontage, and long-term ownership appeal makes this property an exceptional offering for outdoor enthusiasts, hunters, and buyers seeking an affordable rural escape.

Whether you're looking for a weekend getaway, a private hunting property, a place to enjoy exceptional wildlife viewing, or an income-producing recreational tract, this North Raccoon River property offers a unique opportunity in Greene County, Iowa.

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

LISTING PRICE

$139,280

CRP MAP

County Road P-30 Jefferson, IA 50129

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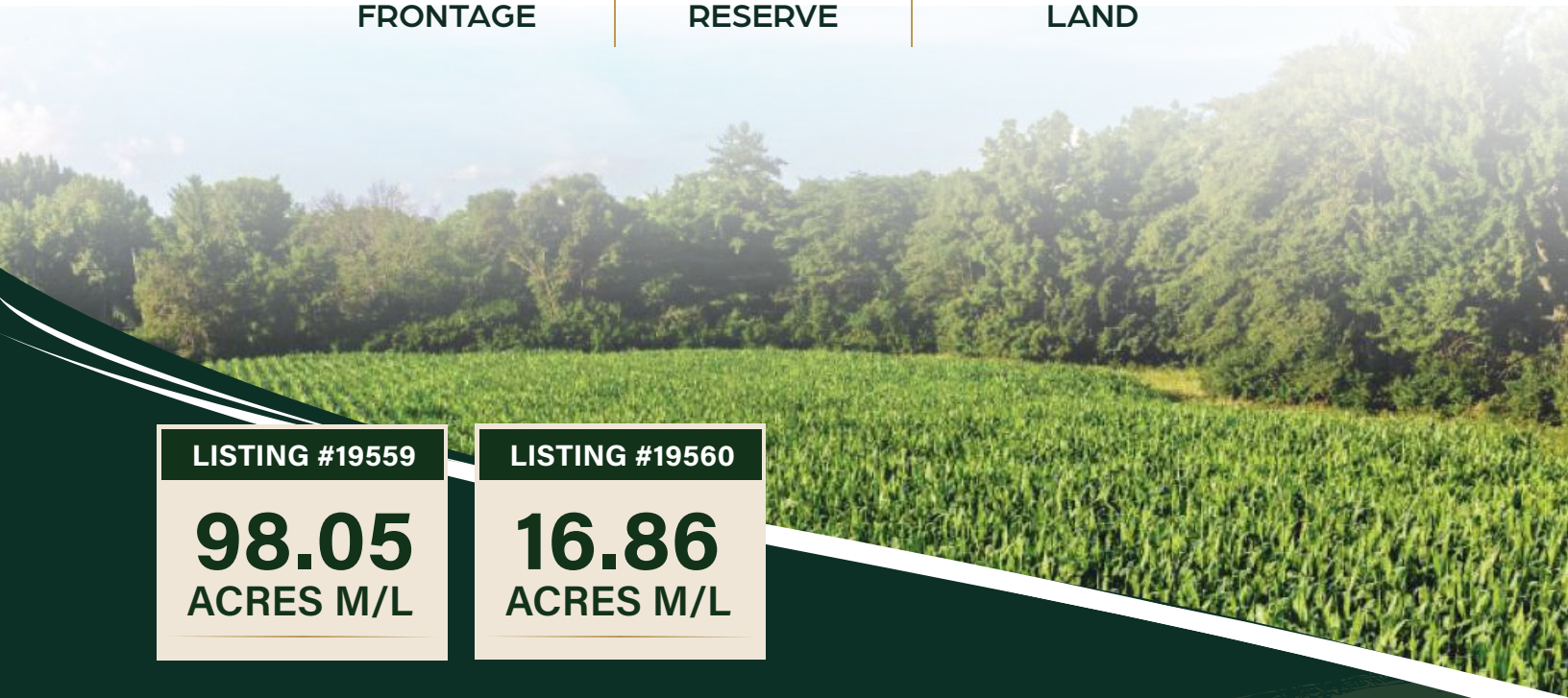
1108 S. 44th Street, Suite 102
Cumming, Iowa 50061

PeoplesCompany.com
Listing #19559 & #19560

GREENE COUNTY, IOWA

RIVER FRONTAGE | FOREST RESERVE | RECREATIONAL LAND



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