

Farmland Available

201 ACRES M/L IN MONROE COUNTY, IOWA



OFFERED IN 3 SERPARATE LISTINGS

LISTING AGENTS

ADAM CURRAN

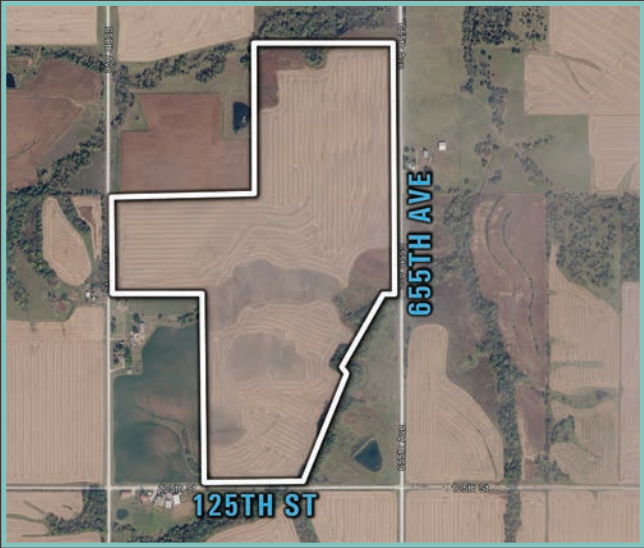
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TRACT 1 | CSR2 79.1 | Gross Taxes: \$3,646.00



TRACT 1 | 141 ACRES M/L

LISTING #19133 | \$1,889,608

This 141.00 Acres M/L Monroe County, Iowa farm offers a highly productive and well-improved tract in a desirable Southern Iowa location. The property consists of 130.41 Acres M/L of tillable farmland with an overall CSR2 rating of 79.1, supported by a strong mix of Otley and Mahaska silty clay loam soils, which make up the majority of the tillable acres and are known for their consistency and yield potential

The farm has benefited from extensive land cleanup, along with the installation of terraces and tile drainage, improving water management, erosion control, and overall field efficiency. These conservation improvements enhance farmability and help protect long-term soil productivity while maximizing usable acres.

With a high percentage of tillable ground, quality soil composition, and proven improvements already in place, this Monroe County offering presents an excellent opportunity for operators or investors seeking dependable row-crop production and long-term value appreciation.

TRACT 2 | CSR2: 83.2 | Gross Taxes: \$870.00



Tillable Soils Map

Code	Soil Description	Acres	% Of Field	Legend	CSR2
281B	Otley silty clay loam	43.03	33.00%		91
281C	Otley silty clay loam	39.54	30.32%		85
281C2	Otley silty clay loam	21.15	16.22%		82
419D2	Vanmeter silty clay loam	10.85	8.32%		5
280	Mahaska silty clay loam	10.60	8.13%		94
11B	Colo-Ely complex	2.62	2.01%		86
822D2	Lamoni clay loam	2.56	1.96%		11
716	Lawson-Quiver-Nodaway complex	0.05	0.04%		78
Weighted Average					79.1

TRACT 3 | CSR2 37.5 | Gross Taxes: \$322.00



TRACT 2 | 39 ACRES M/L

LISTING #19134 | \$470,280

This 39-acre m/l combination farm offers an outstanding blend of strong income potential and recreational appeal. With 24.36 acres m/l of quality tillable ground carrying an impressive 83.2 CSR2 rating, this tract is well-suited for row-crop production and provides dependable annual income. The balance of the property enhances its recreational value, making it a true dual-purpose investment. Whether you're looking to expand an existing farming operation, secure a high-quality land investment, or enjoy hunting and outdoor recreation, this property checks all the boxes. Well-balanced, productive, and versatile, this is the kind of tract that's hard to replicate and easy to hold for the long term.

Tillable Soils Map

Code	Soil Description	Acres	% Of Field	Legend	CSR2
281C2	Otley silty clay loam	13.21	54.25%		82
281B	Otley silty clay loam	7.30	29.95%		91
11B	Colo-Ely complex	3.11	12.76%		86
478G	Munterville-Rock outcrop complex	0.40	1.64%		5
419D2	Vanmeter silty clay loam	0.24	0.98%		5
716	Lawson-Quiver-Nodaway complex	0.10	0.41%		78
Weighted Average					83.2



TRACT 3 | 21 ACRES M/L

LISTING #19135 | \$295,000

This 21 Acres M/L in Monroe County, Iowa, offers an exceptional building site for your future home in a scenic Southern Iowa setting. The rolling terrain is ideal for a walkout basement, allowing you to design a home that captures the surrounding views.

The property features a beautiful mix of open ground, timber, a creek, and a pond, creating privacy, wildlife habitat, and a peaceful rural atmosphere. Whether you're enjoying quiet mornings overlooking the water or evenings surrounded by nature, this land delivers the space and setting to build the lifestyle you've been looking for.

If you're searching for a private country homesite with natural beauty in every direction, this property is well worth a closer look.

Tillable Soils Map

Code	Soil Description	Acres	% Of Field	Legend	CSR2
419D2	Vanmeter silty clay loam	9.07	58.72%		5
281C	Otley silty clay loam	4.93	31.89%		85
11B	Colo-Ely complex	1.33	8.62%		86
W	Water	0.12	0.78%		0
Weighted Average					37.5



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Listing #19133, #19134, #19135

Designed by Ryan Ferguson

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Listings #19133, #19134, and #19135 all connect, offering the opportunity to assemble a larger, contiguous tract.

DIRECTIONS

From the intersection of Highway IA-5 N & Highway 34 in Albia; head north on IA-5 N/12th Ave W for 1.2 miles. Take a slight right onto IA-137 N and travel 4 miles. Turn left onto 655th Ave, turn right to stay on 655th Ave, the destination will be on your left. Look for Peoples Company signs.

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