

FARMLAND AVAILABLE

Greene County IOWA

LISTING #19686

Matt Adams

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Long-Held Kruse Family Heirloom

146.01 ACRES M/L

280TH STREET, JEFFERSON, IOWA 50129

Farmland Available

Peoples Company is pleased to present 146.01 acres m/l of Greene County, Iowa farmland that has been a long-held family heirloom of the Kruse Family. The farmland is located south of Jefferson, Iowa, and just west of Iowa Highway 4 on the east/west gravel road 280th Street. Further, the farm can be found in Section 31 of Grant Township.

The farm includes 136.56 FSA NHEL cropland acres with a CSR2 soil rating of 81.5. The farm includes highly productive soil types of Clarion loam and Nicollet loam. County drainage tile lies on the farm with a 26" tile main running through the southeastern portion of the farm. Water in the tile main flows north and outlets into the open creek located on the northeast edge of the property, which would allow additional drainage tile to be added and outlet to 'daylight'. The southern portion of the farm lies in Drainage District 40.

The current farm tenant is the second generation to operate this farm and has done a great job taking care of this property. Acting as good stewards to the farmland, the tenants have maintained the grass headland running the length of the east side of the property, have kept trees and weeds out of the established terraces, and have been



actively engaged in conservation practices through waterway placement. A substantial waterway improvement project was completed in 2020 that included extensive dirt work and waterway re-shaping to more efficiently direct water off the property.

Access to the farm is provided from the southeast end of the property off 280th Street, with a grass lane running along the east side of the field leading to the middle of the tract. Lying just 1.5 miles west of Iowa Highway 4, the farm offers convenient access to nearby grain elevators and ethanol plants, as well as local and state highways. Farming rights are available for the 2027 growing season.

Whether you are a local producer looking to expand your operation, an investor searching for an income producing asset, or a beginner farmer, this tract presents the opportunity to own highly productive farmland in a desirable farmland community of Greene County, Iowa.

Listed at \$1,750,000





Tillable Soils Map

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
L138B2	Clarion loam	24.96	18.28 %	85
L55	Nicollet loam	24.59	18.01 %	91
L138B	Clarion loam	22.01	16.12 %	88
L138C2	Clarion loam	20.28	14.85 %	83
733	Calco silty clay loam	11.96	8.76 %	78
L107	Webster clay loam	10.09	7.39 %	88
1585B	Coland-Spillville complex	5.46	4.00 %	26
485	Spillville	3.64	2.67 %	88
485B	Spillville loam	2.33	1.71 %	88
878B	Ocheyedan	2.09	1.53 %	88
585B	Ocheyedan loam	2.09	1.53 %	74
34C2	Estherville sandy loam	1.75	1.28 %	13
L638C2	Clarion-Storden complex	1.49	1.09 %	75
28B	Dickman sandy loam	1.31	0.96 %	20
138D2	Clarion loam	1.20	0.88 %	50
135	Coland clay loam	0.50	0.37 %	76
L138C	Clarion loam	0.49	0.36 %	84
6	Okoboji silty clay loam	0.33	0.24 %	59

AVERAGE 81.5

Directions

From Jefferson, Iowa: Head south on Iowa Highway 4 for approximately 3.5 miles until 280th Street. Then take a right (west) onto 280th Street and continue for 1 mile. The farm will be on the right (north) side of the road. Look for Peoples Company signage.



146.01 ACRES M/L

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



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

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