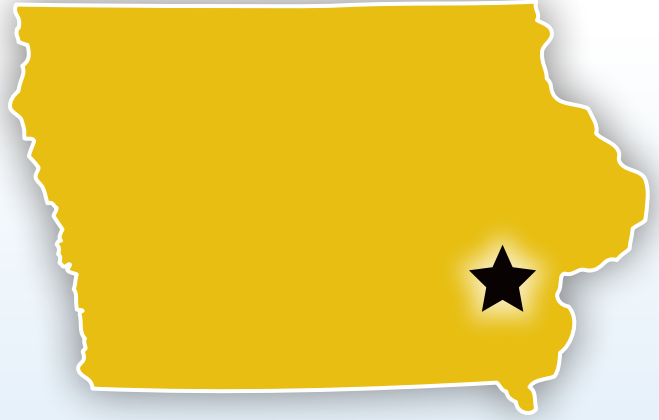


WASHINGTON COUNTY FARMLAND **FOR SALE**

30 ACRES M/L



Riley Sieren: 319.591.0111

Riley@PeoplesCompany.com

Washington County, Iowa

30 Acres M/L



Directions

From Wellman, Iowa travel north on Ginkgo Avenue until it turns into County Road W38. Travel north out of town on County Road W38 for approximately two miles until you reach 105th Street. The property will be located on the northeast corner of County Road W38 and 105th Street.




Asking Price: \$267,000

About the Property

Offering 30 acres m/l off County Road W38 just north of Wellman, Iowa in Washington County. This property offers scenic views overlooking the English River flats to the west and gently rolling hills of Iowa's countryside to the north making this property an exceptional place to build your future home right off pavement. With abundant wildlife surrounding, it's not uncommon to catch deer, turkey, and pheasants strolling across the property. Two terraces have been built on the south side of the property with tile lines installed to take excess water away from the property to cherish the fertile Iowa soil and control erosion.

This property is located less than two miles north of Wellman, Iowa laying in Section 6 of Lime Creek Township. This property has 24.86 acres m/l enrolled in three separate CRP contracts: CP10, CP25, and CP4D paying \$148.53/acre or \$3,692 annually. Contracts expire September 30th, 2019. Soils on this property include Clinton Silt Loam, Colo Silt Loam and Ackmore-Nodaway Silt Loam creating a soil rating of 44.1 CSR2.



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Listing #14527

 County Road W38
Wellman, Iowa 52356

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