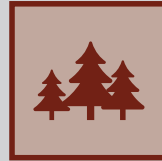
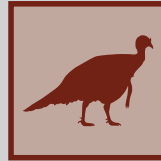
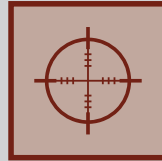


88 ACRES M/L

WASHINGTON COUNTY, IOWA



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RILEY SIREN

319.591.0111 | Riley@PeoplesCompany.com

KAREN MITCHELL

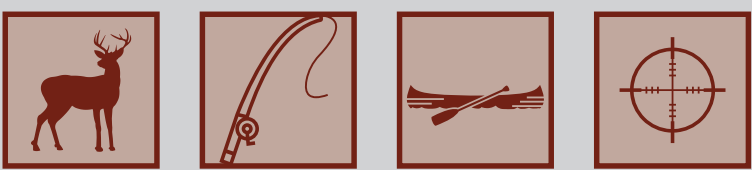
319.331.6582 | KarenMitchell@UrbanAcres.com

88 ACRES M/L

Unique opportunity to own a riverfront property located on the outskirts of Kalona, Iowa! Located along the English River, this property offers endless recreational possibilities including hunting, fishing, kayaking, and boating. Over a mile of river frontage meanders through the property displaying spectacular views. Abundant wildlife uses this property as a travel corridor such as whitetail deer, turkey, pheasant, and waterfowl. Don't miss your opportunity to own a property located in a secluded area, yet still within close proximity to town along the English River.

There's never a trip or time of year that this property doesn't make you love the true beauty and neighborhood around it. Take a drive down 130th Street and let the property speak for itself! The property is located in Section 13 of English River Township.

* Property is currently under a preliminary Survey "Exact Acres are subject to change".



TILLABLE SOILS

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
2242	Nodaway-Amana silt loams	17.32	100%		69
			Weighted Average		69

FARM DETAILS

Total Base Acres: 15.20
Corn Base: 15.20 Acres with a PLC Yield of 121

DIRECTIONS

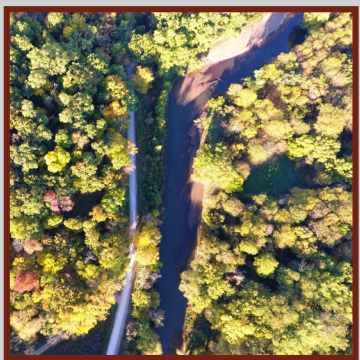
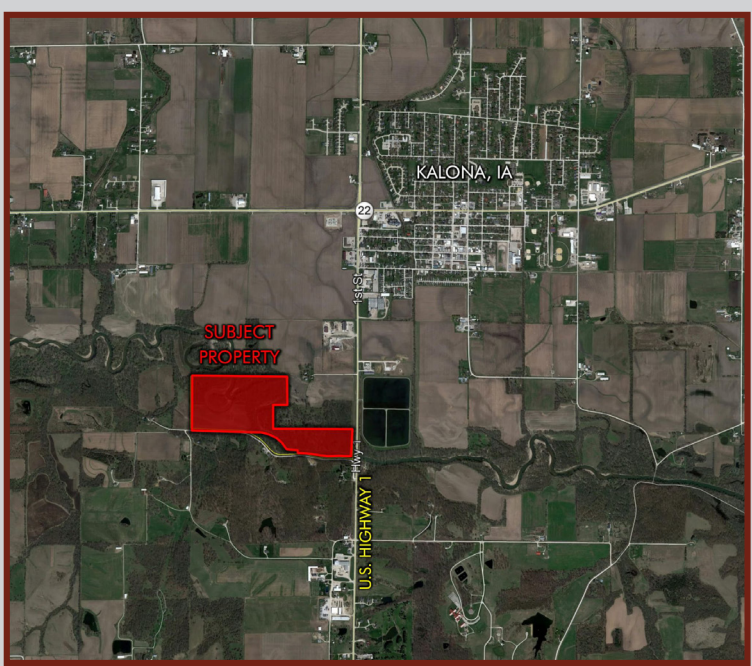
From Kalona, Iowa, travel south on U.S. Highway 1 for approximately one mile. The property will be located on the west side of the road right before the bridge. Look for signs!

PRICE: \$316,800

PRICE PER ACRE: \$3,600

WASHINGTON COUNTY

U.S. Highway 1 / 130th Street, Kalona, IA 52247



For more details visit PeoplesCompany.com - Listing #15221, or Contact:

RILEY SIREN
319.591.0111 | Riley@PeoplesCompany.com

KAREN MITCHELL
319.331.6582 | KarenMitchell@UrbanAcres.com

12119 Stratford Drive, Suite B
Clive, IA 50325

PeoplesCompany.com

Listing #15221



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88 ACRES M/L

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