

# LAND AVAILABLE

# 30TH AVE MELCHER DALLAS, IA 50062

## MARION COUNTY, IOWA

### DESCRIPTION

Hard to find 59.5 acre farm with 2 large ponds. This farm was an active rock quarry until around 1985. After the quarry was closed and the farm was returned to normal farm use what remained was an 8 + acre pond on the East side of the road and an 9 + acre pond on the West side of the road. There are a total of 59.5 m/l surveyed acres with 28.93 acres on the West side of the road and 30.57 acres on the East side of the road. Both ponds have been stocked with fish over the years and due to the rock structure and depth should allow unique fishing opportunities to fish for small mouth bass, perch, walleye, etc. Both ponds have driveway access and boat ramps in place. This farm also offers a lot of camping and hunting opportunities. This farm can be purchased as the whole 59.5 acres or sellers will sell the East and West sides separately.

### FARM DETAILS

Farm has been surveyed and sellers have installed post stakes in all the boundary points. There is a recorded easement on the North end of the West 28.93 acres for the owner to the West to access his farm.

### DIRECTIONS

From Lacona, Iowa go east on G76 Highway, then east on Tyler street for a 1/4 mile, then South on 30th Ave for 3/4 mile to the farm on both sides of the road.



LISTING #15303

59.50 ACRES m/L

PRICE: \$267,750

PRICE PER ACRE: \$4,500