

LAND FOR SALE

LISTING #15407

PRICE: \$200,000

DESCRIPTION:

Excellent land investment opportunity with a good building site. This property has 18 acres of high quality tillable land with an average CSR2 rating of 71.3. The building site located in the SE corner features scenic views that overlook the farm and the neighboring crop fields. This property and the surrounding area are full of wildlife including pheasants, turkeys, and deer. The farm has been rented for crops for the 2022 farm season. The seller has the farm enrolled in the Transition Incentives Program. The owner of the farm will receive 2 extra CRP payments plus the normal crop rent in exchange for renting the farm to a beginning farmer for 5 years. Call agent for full lease details.

DIRECTIONS:

From Des Moines, Iowa head south on I-35. Exit off the interstate heading east on CR-G64 for 1 mile, then go east on Stone Street for 2 Miles to property on the north side of the road (fastest route with 2 miles of gravel) or From Des Moines, Iowa head south on I-35. Exit off the interstate at the St Charles exit, heading east on G50 for 2 miles, then go south on CR-R45 for 4.2 miles, then head west on Stone Street for a 1/4 mile to the property on the north side of the road (hard-

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