

LAND FOR SALE

LISTING #15550

PRICE: \$290,000

DESCRIPTION: Hard to find 18.68 acre m/l building site on pavement with beautiful views and income. There are 8.39 m/l acres of crop ground and 5.5 m/l acres of CRP with a yearly income of around \$2,784. The production acres have good quality soils with an average CSR2 soil rating of 58.9. This property is located on a hard surfaced road for quick and easy access to Interstate 35 and Des Moines.

DIRECTIONS: From Des Moines head south on Interstate 35, go west on G64, the Truro exit. The property is located on the south side of the road.

ADDITIONAL INFORMATION:

This property has been fully surveyed with boundary flags in place.

A new driveway access has been approved by the Madison County Engineer's office (Flags are in place for proposed location).

Current farmed acres and CRP acres are estimated.

Tillable acres are leased for the 2021 cropping season.

Taxes are estimated.

There is a buried oil pipeline that runs west to east through the middle of the property. Call agent for details and maps.

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18.68 ACRES M/L G64 HIGHWAY, MADISON COUNTY, IOWA



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