

# LAND FOR SALE

## LISTING #15551

**PRICE:** \$290,000

**DESCRIPTION:** Hard to find 18.67 acre m/l building site on pavement with beautiful views and income. There are 10.4 m/l acres of crop ground and 5 m/l acres of CRP with a yearly income of around \$3,155. The production acres have high quality soils with an average CSR2 soil rating of 82.2. 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.

Taxes are estimated.

Current farmed acres and CRP acres are estimated.

Tillable acres are leased for the 2021 cropping season.

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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## 18.67 ACRES M/L G64 HIGHWAY, MADISON COUNTY, IOWA



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