

LAND FOR SALE

LISTING #16306

PRICE: \$262,675.00 (\$9,500/Acre)

DESCRIPTION: Hard to find smaller recreational farm. This 27.65 m/l acre Madison county farm features a 12 acre hay field, big hardwood timber, and lots of wildlife.

If you wish to build a home or cabin getaway this farm has some nice building sites with amazing scenic views to the north. Electric service lines run across the north side of this farm allowing for easy access to hook up to electric. If you want more acres an additional 55.04 m/l acre farm that adjoins this farm to the SE is also for sale.

DIRECTIONS: From Winterset, IA head east on Hwy 92 to the end of town. Go south on Norwood Ave to Holliswell Bridge Road. Go east to 225th Trail. Finally, head North East to the farm.

TAXES: \$176 Annually

MIKE NELSON

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27.65 ACRES M/L

MADISON COUNTY, IOWA



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