

LAND FOR SALE

LISTING #16307

PRICE: \$522,880.00 (\$9,500/Acre)

DESCRIPTION: Fantastic smaller recreational farm with wonderful building site options. This 55 m/l acre farm features a newer pond, beautiful oak timber, and lots of deer and turkeys. The seller owns the rocked entrance lane that leads back to a large 18 acre hay field. There are many scenic building site options in this open field. On the far side of the field, there is a 2 acre bean food plot planted. As you can see in the trail cameras many deer and turkeys call this farm home. Rural water and electric services are available at the road entrance. If you want more acres an additional 27.65 m/l acre farm that adjoins this farm is also for sale.

DIRECTIONS: From Des Moines head south on I35 to the Bevington turnoff. Head west on Hwy 92 for 7.5 miles. Go south on Quail Ridge Trail. Go 2.2 miles to Rolling Green Ave. Go 1/2 mile to 220th Ave. Head west for 1/2 mile to the property entrance.

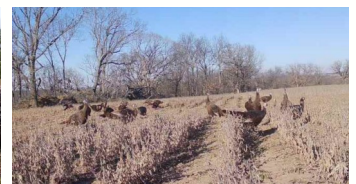
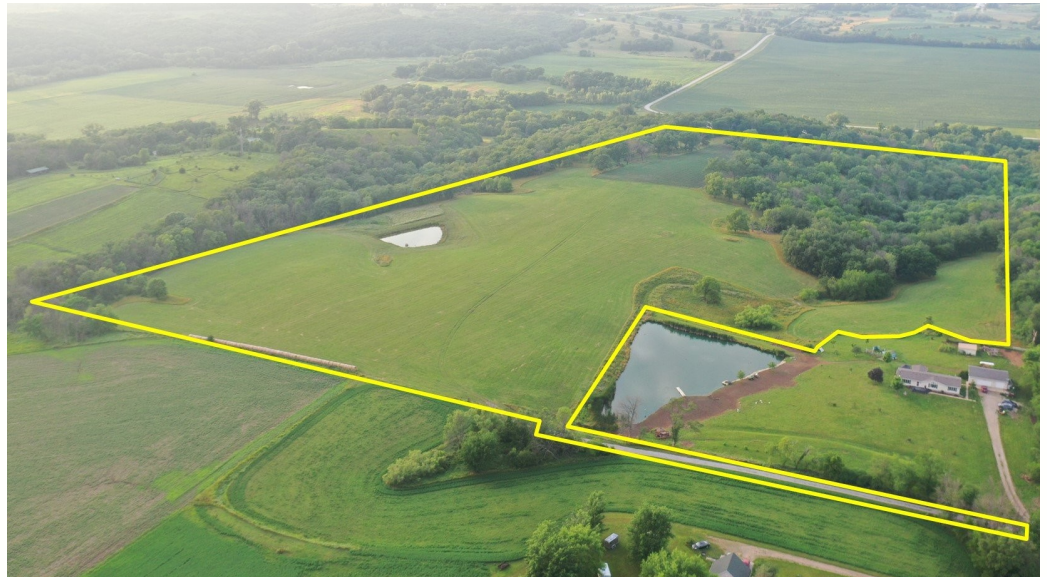
TAXES: \$560 Annually

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