

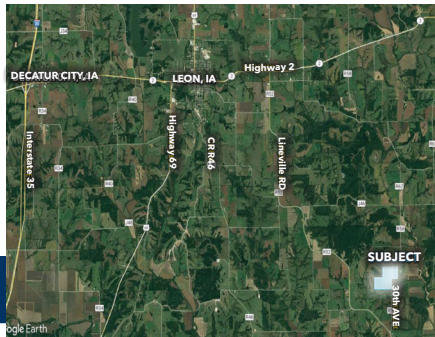
## LAND FOR SALE

**\$867,087 | Price Per Acre: \$5,850**

- **2 ponds**
- **100 + acres of beans**
- **Big timbered draws with lots of huge oak and cottonwood trees**

### DIRECTIONS

From Leon, Iowa head east on Highway 2 for 2.3 miles. Go south on County Road R52 for 8.6 miles to 300th Avenue. Head north for 1.4 miles to the farm.



Peoples Company is pleased to offer this 148.22 acres m/l combination farm in Decatur County, Iowa. This farm offers 100 acres m/l of row crop, 2 ponds, an older home, and multiple outbuildings. The ranch home features 3 bedrooms, 1 bathroom, and 1470 sq ft. There are many outbuildings on the property, the larger ones being a 26'x54' metal building, 28'x28' open faced shed, and a 24'x30' garage.

This farm is located in Woodland Township, an area well known for producing huge trophy whitetails. Many of the surrounding farms are incredibly well managed to allow deer to reach peak maturity, as you can see by the plat map. This farm has many secluded fields, mature oak timber, thick brushy sidehill bedding areas, and many areas for large food plots and deer stand locations. That being said, this farm has the potential to produce really big deer. The owner is custom farming the property this year. A buyer will have the option to buy out the owner's input costs and can then harvest or leave as many acres as they wish for deer and turkey food plots.

### CONTACT

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The home is being sold "As Is" The septic system will need to be updated and will be at the buyer's expense.