

Watrous Road, Chariton, IA 50049 | 128.00 Acres M/L | \$606,300 | Price Per Acre \$4,737

WAYNE COUNTY

—Land for Sale—

Peoples Company is pleased to present 128 acres m/l of prime Wayne County, Iowa income producing, recreational ground; located on the Wayne/Lucas county line and less than 1 mile off of Highway 14. The farm is currently in corn crop production, however, it is enrolled into CRP to begin on December 1, 2022, and end on September 30, 2033. 72.80 acres m/l are enrolled into CRP with an annual payment of \$15,308. In addition, this property offers exceptional hunting opportunities to harvest trophy whitetail deer and turkey. The farm is located in Section 5 of Union Township in Wayne County, Iowa.

DIRECTIONS

From the intersection of Highway 14 & Highway 2 in Corydon: Take Highway 14 north 10 miles to Watrous Road. Turn right and go east on Watrous Road for 0.8 miles. Property entrances are on the south side of Watrous Road. Look for Peoples Company signs.

From the intersection of Highway 14 & Highway 34 in Chariton: Take Highway 14 south 7.5 miles to Watrous Road. Turn left and go east on Watrous Road 0.8 miles. Property entrances are on the south side of Watrous Road. Look for Peoples Company signs.

CONTACT

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