



LAND AVAILABLE!

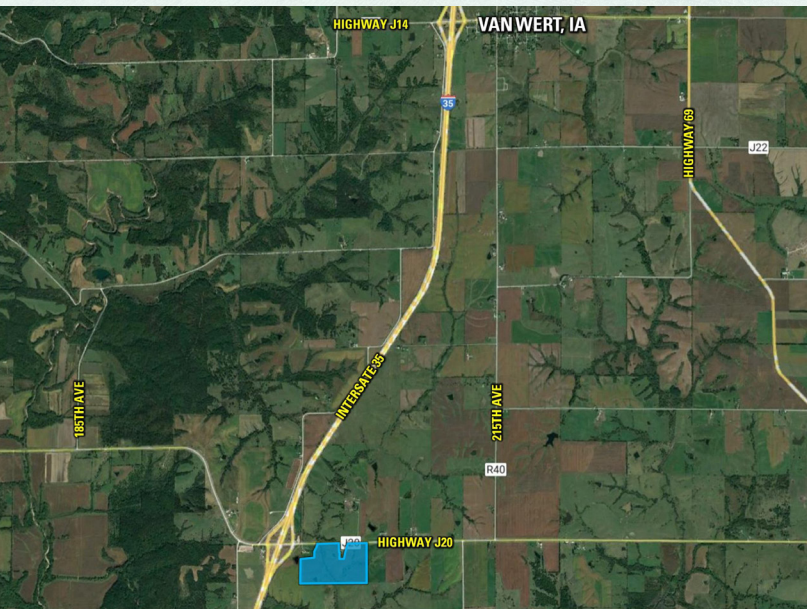
80.91 Acres M/L | Listing #16618 | Highway J20 Van Wert, IA 50262

Description

Peoples Company is pleased to offer 80.91 acres m/l located on Hwy J20 less than a quarter mile off of Interstate 35 in Decatur County, Iowa. Timbered draws, two ponds, and a paved road make this the ideal location to build your dream home and start your farming operation. The farm has 66.51 cropland acres m/l with a CSR2 of 30.8. The tillable acres were planted to corn and alfalfa hay in 2022 and are generating \$10,000 to 12,000 in annual rental income. The farm is not currently leased for the 2023 cropping season. There are plenty of recreational opportunities with a large stocked pond filled with bass, bluegill, and catfish. If you like to hunt, the crop fields, rolling hills, and timbered draws create the perfect pinch point for all the whitetail deer traveling through the neighborhood and provide plenty of border for the pheasant and quail population. There are also several sites for a much larger pond if so desired. One will enjoy being just a few short miles from Little River Wildlife Management Area and Dekalb Wildlife Management Area. It should be mentioned that Sun Valley Lake is just 25 minutes west of the property. All this is located less than an hour south of the Des Moines Metro.

Directions

From Osceola, IA head south on Interstate 35. After roughly 15 miles take exit 18 towards Garden Grove. Turn left onto Highway J20. In less than 0.5 miles, the farm will be on the right-hand side.



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