

LAND FOR SALE

20 ACRES M/L
BOONE COUNTY, IOWA

LISTING #13904

PRICE: \$187,500

DESCRIPTION: Affordable land investment or building site located southeast of Ogden, Iowa! Land offering of 20 acres m/l including a mix of tillable farmland and CRP. Property consists of 13.54 FSA tillable farmland acres with a CSR2 value of 85.9 and 6.04 acres newly enrolled in CRP (Conservation Reserve Program) with an annual payment of \$2,045. CRP contract is a 15 year contract with an expiration date of 2031 and includes CP-27 and CP-28 farmable wetland practices. This would make for a great building site just off US Hwy 30 with rural water and electric located at the road. Rural water is available through Xenia Rural Water Association and electric is available through Midland Power Cooperative. The Harrier Marsh Wildlife Management Area is adjacent to the west of this parcel with the habitat being managed for waterfowl, doves, and pheasants. Farm lease is in place for 2017 farm year.

DIRECTIONS: From Ogden, Iowa: East on US Hwy 30 for just over 1 mile until I Avenue. Turn right (south) on I Avenue for one mile and property is on your right (west) side of the road. Look for sign.

TAXES: \$490.00 Annually

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