

# LAND FOR SALE

## LISTING #13957

**PRICE:** \$106,000  
(\$3,819.81 Per Acre)

**DESCRIPTION:** Affordable recreational farm with income within 20 minutes of Des Moines. This property totals 27.75 acres m/l of which 15 acres are enrolled in CRP. The CRP contract offers an annual payment of \$3,188 and expires in 2024. Additional income potential from 5 acres that can be put into row crop production. The remaining acres are a hunters paradise, including a creek and hardwood timber. The short drive south off of Cumming Highway/G14 and close proximity to the Great Western Bike Trail makes this farm an excellent recreational getaway.

**DIRECTIONS:** From Interstate 35 at the Cumming exit, travel east on G-14 for 1.5 miles to 30th Avenue. Take 30th Avenue south two miles to Dubuque Street. Take Dubuque east for 1/4 mile to 33rd Avenue. Travel south on 33rd Avenue for 3/4 mile. The property is on the west side of 33rd Avenue. Look for signs.

**KENNY HERRING**

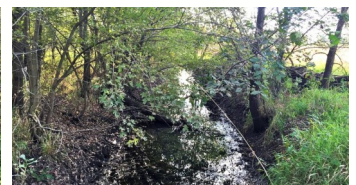
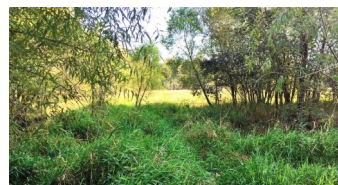
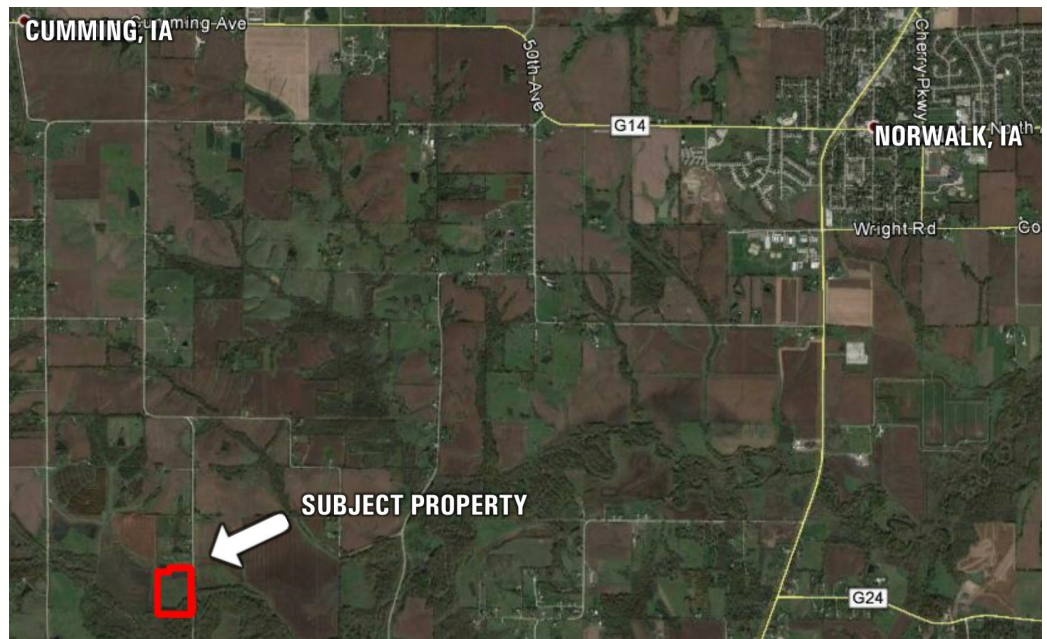
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## 27.75 ACRES M/L

WARREN COUNTY, IOWA



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