

LAND FOR SALE



Decatur County, IA

\$4,800/acre

227.63 TAXABLE ACRES M/L

RECREATIONAL LAND W/ TILLABLE FARMLAND INCOME.

Farm is rented for 2022.
Current lease is \$32,400/year.
Rent is based on approximately
162 acres m/l of tillable land.

Real Estate taxes: \$3,236.00

Great opportunity to own recreational land with income just minutes off I-35. The 227 acres of land borders a large county conservation park and features two large draws with timber cover and ponds. There is a three-sided shed and small cattle lot on the property. There have been many large deer harvested from this farm in recent years with many more frequently seen. A local farmer currently farms the land and would work with the new owner to continue or discontinue the current land lease.



Contact Terry Hoenig of Steffes Group,
319.470.7120 or 319.385.2000

