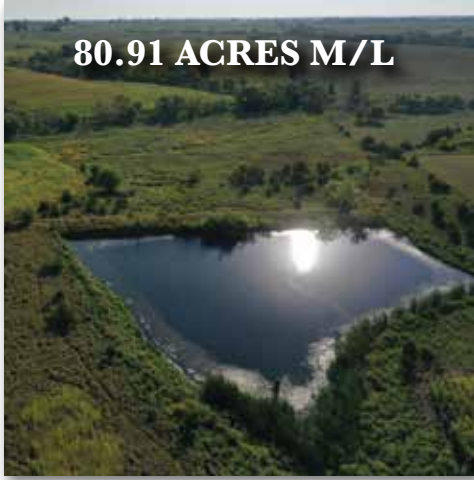


LAND AVAILABLE

DECATUR COUNTY, IOWA

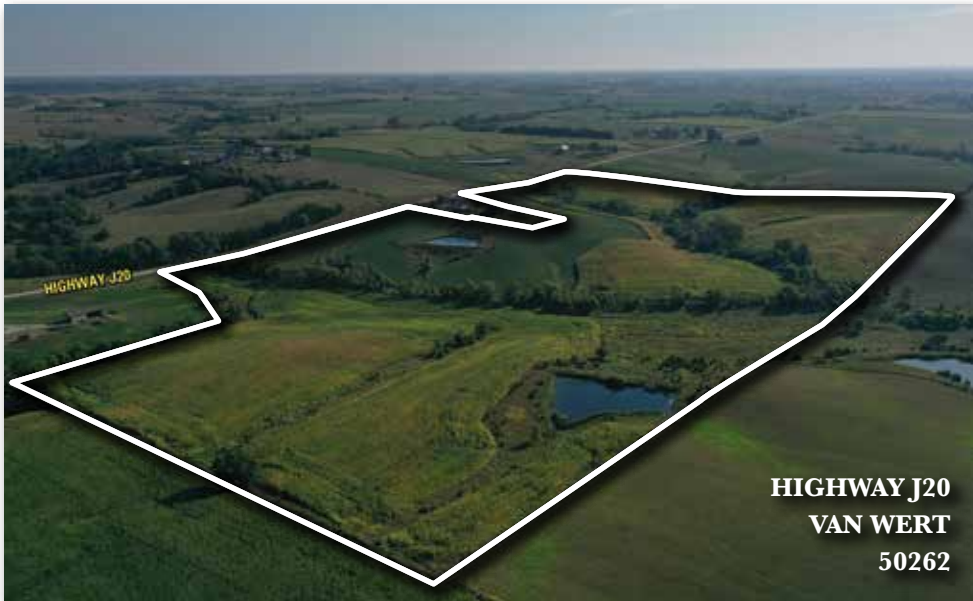


80.91 ACRES M/L

ABOUT

80.91 acres 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 makes this the ideal location to build your dream home and start your farming operation. The farm boasts 66.51 cropland acres 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 open for 2023. 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 minutes from Little River Wildlife Management Area, also 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.



HIGHWAY J20
VAN WERT
50262

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 a half mile, the farm will be on the right-hand side.

PRICE: \$485,460



TILLABLE ACRES: 66.99

NET TAXES: \$1,012

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