

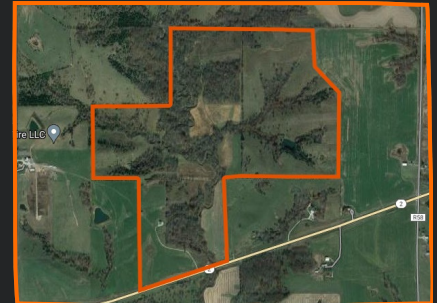


## LAND FOR SALE

272 +/- ACRES  
DECATUR COUNTY, IA  
CENTER & HIGH POINT  
TOWNSHIP

### PRICE:

\$1,904,000 OR  
\$7,000 PER ACRE



### LAND OVERVIEW

Located in Decatur County, Iowa, lies these 272 +/- acres. With 140 +/- tillable acres along with a balanced amount of mature timber, this farm offers an ideal setup. The property has been under strict management for over a decade and has undergone extensive enhancements. Located within a highly sought-after neighborhood with bordering like-minded landowners. Additionally, a well-constructed pole barn with living quarters provides the perfect escape or weekend getaway. If you are seeking a turnkey farm with income in a highly managed area, this may be just what you're looking for. For further details, please contact Farm & Rec Real Estate Broker Glen Salow at 515-494-5560.

### PROPERTY FEATURES

- Access from the South via State Highway 2
- Approximately 140 +/- FSA tillable acres
- Farm is rented for 2024 at \$150 per acre
- Numerous enhancements, including food plots, roads, TSI, trails, water holes, and more.
- Vast amount of amazing habitat
- 45' by 36' pole barn built in 2006
- Features 1 bedroom, 1 full bath and kitchen
- Additional access from the SE via recorded easement; contact Broker for details
- Annual taxes \$3296
- Located approximately 4 miles East of Leon at 27870 State Highway 2, Leon, IA 50144

CONTACT US



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