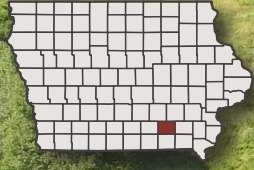


# LAND AVAILBALE

# 47.00 ACRES M/L

# WAPELLO COUNTY, IA



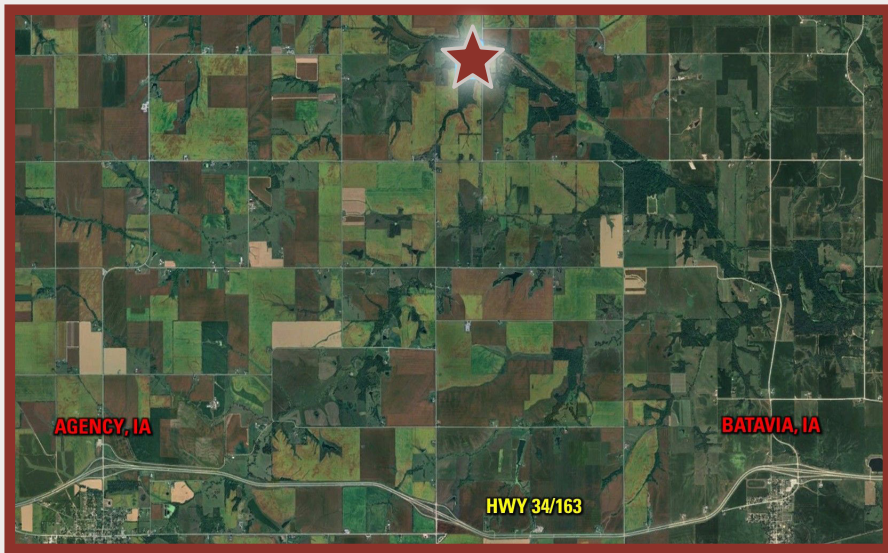
## DESCRIPTION

Excellent 47 m/l acre Wapello County, IA farm. This farm features 33.88 FSA tillable acres with an average CSR2 of 60.6. The 33.88 tillable acres are enrolled in CRP that pays \$7,750 per year. This farm has a lot of recreational uses including hunting and fishing. There is a great building site on the SE corner of the farm that overlooks the rest of the property. Rural water and electric services are available at the road. This farm is conveniently located along Competine Rd, a hard-surfaced road.

## DIRECTIONS

From Batavia, Iowa:

From Batavia, IA. Go West on US-34 for 2.1 miles to 20th Ave. Head North for 3.6 miles to Bladensburg Rd. Head West for 1.4 miles to Competine Rd. Finally head North for 1 mile to the farm on the West side of the road.



**LISTING PRICE: \$305,500**



## CONTACT

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Listing #17520