



## LAND FOR SALE

120 +/- ACRES  
DECATUR COUNTY, IA  
RICHLAND TOWNSHIP

PRICE:  
\$780,000 OR  
\$6500 PER ACRE



### LAND OVERVIEW

Located in Decatur County lies this 120 +/- acres. Secluded from the road, it features some good-looking habitat from thick timber and a great stand of CRP. Highly productive tillable acres are located along the Thompson River, complimented by established food plots and several well-maintained, vehicle friendly roads throughout. Located at the entrance of the farm, on a dead-end road is a comfortable little hunting lodge that is fully equipped with rural water, septic and power. The layout on this farm is one you must see for yourself to appreciate all it has to offer. For more information Please contact Farm & Rec Real Estate Broker Glen Salow at 515-494-5560.

### PROPERTY FEATURES

- 16.21 FSA Tillable Acres with a 77.1 CSR
- 9.28 acres in CRP paying \$2028.00 annually
- Totally secluded farm off a dead-end road
- Nestled in a great neighborhood
- Several timbered ridges
- Secluded food plots
- Exceptional holding power
- Thompson River runs through the SW part of the farm
- Hunting cabin with all utilities
- 2022 Property taxes \$1074
- Located approximately one hour South of Des Moines or 3 ½ miles North of Grand River at the intersection of 117 St. and 138th Ave.

CONTACT US



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