

For Sale

25069 McGruder Creek

Leon, IA 50144

24953



80.68 ACRES LEON, IA

This impressive property includes 80.68 acres with 71.37 acres of tillable land, with an additional 8 acres of timber, in a draw abundant with deer trails. The land benefits from ample fertilization sourced from the nearby feedlot, offering the potential to sell crops back to the same establishment.

PROPERTY FEATURES

- 80.68 Gross Acres
- 71.37 Tillable Acres
- 79.63 Net Acres
- 8 Acres of Timber
- Partially fenced
- 1 Pond

PRICE: \$600,000



Landon Schrage

Land/Agriculture Real Estate Sales

☎ 319-939-8360

✉ landon@wbrealty.com

Property Map



Property Information

PROPERTY DETAILS

Address	25069 McGruder Creek
Closest Town	Leon, IA
Acres	80.68
Tillable Acres	71.37
Ponds	1
Fence	Partial

