

206 ACRES M/L KEOKUK COUNTY IOWA



302nd Street Hedrick, IA 52563

PC PEOPLESTM
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.
PeoplesCompany.com



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206 ACRES KEOKUK CO.

Listing: #13869
Price: \$772,500.00
Price/Acre: \$3,750
Taxes: \$2,324
CSR: 46.4
CSR2: 47.4

302ND STREET HEDRICK, IA 52563

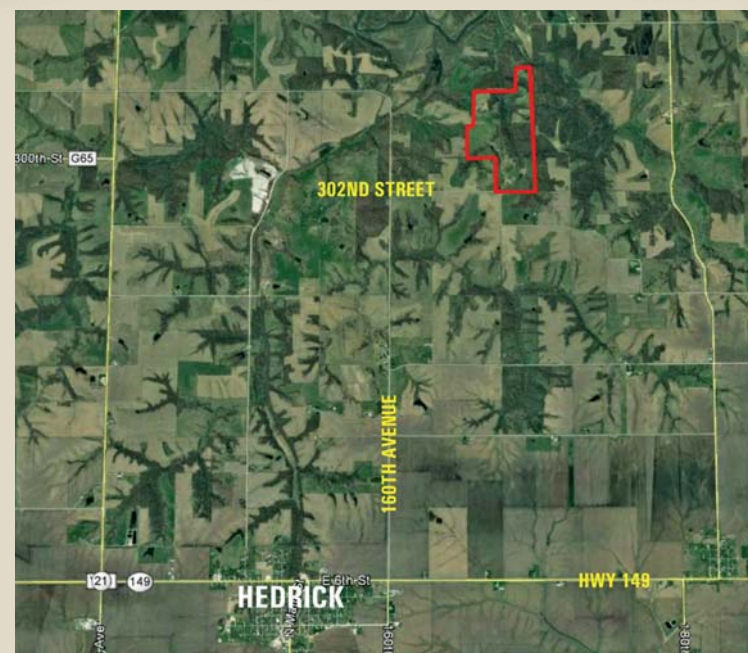


LEGAL DESCRIPTION

NE 1/4 NE 1/4 Section 18. The South 3/4 of the East 1/2 of the SE 1/4 of the NE 1/4 of Section 7. The South 1/2 of the NE 1/4 and the NE 1/4 of Section 7. Lots 2,3,4 in the NW 1/4 SE 1/4 of Section 7 all in Township 74 North Range 12 West of the fifth PM in Keokuk County, Iowa. Brief legal description should not be used on legal documents. Exact legal description will be taken from abstract.

DIRECTIONS

From the corner of Highway 149 and 160th Avenue on the east side of Hedrick, go 3 miles north to 302nd Street. Take 302nd Street east 1 mile to the property. The driveway is right on the corner with a red gate. Look for the Peoples Company signs.



ABOUT THE PROPERTY

206 acres of highly improved pasture located 4 miles north of Hedrick, Iowa in Keokuk County. The best part about this farm is that it might be an even better hunting farm. The farm is loaded with whitetail deer and turkey. There are 6 ponds stocked with bass, bluegill, crappie and catfish. There are 15 acres of forest reserve located smack dab in the middle of the property and there is heavy timber surrounding the farm. The giant oak and hickory trees provide food and shelter. The ponds have been piped, fenced and have cattle waters below the dam. A small creek with waterfalls meanders right through the middle of the property with rock crossings and four wheeler trails taking you to every corner. The fence is in good to excellent condition for the most part with interior fencing for rotational grazing. The pasture has been completely renovated and reseeded so there are no fescue issues and the timber along the creek has good grazing. The new seeding contains plenty of clover to keep the deer happy. To top it all off I saw the biggest bearded gobbler I have ever seen. You can decide for yourself if you're buying it for pasture or recreation or both. The working chute and portable alley in the shed is not included.

IMPROVEMENTS

40' x 66' machine shed with rural water and electric.

ADDITIONAL INFO

If you would like to see the property, please call for an appointment. There is currently cattle on the property.

For more information, maps and pictures please visit our website and look up listing #13869:
PeoplesCompany.com



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