

LAND FOR SALE

LISTING #13843

PRICE: \$160,000 (\$4,481/Acre)

DESCRIPTION: If you are looking for that small recreational tract with income look no farther. This 35.7 acre tract is located just southwest of Pleasantville on Hwy 92. There are approximately 26 tillable acres with a CSR2 of 63. The remainder of the ground is timbered creek and river bottom. You have the perfect place for hunting, trapping, camping or 4 wheeling. The river is a natural travel corridor for big bucks and the turkey love the clover fields. The tillable ground is currently in soybeans and clover hay.

DIRECTIONS: From Pleasantville: Take Hwy 5 south to Hwy 92. Go west on Hwy 92 1.5 miles to the property on the north side of the road.

TAXES: \$760 Annually

FARM PROGRAM INFORMATION:

To be determined, split from larger parcel.

DARAN BECKER

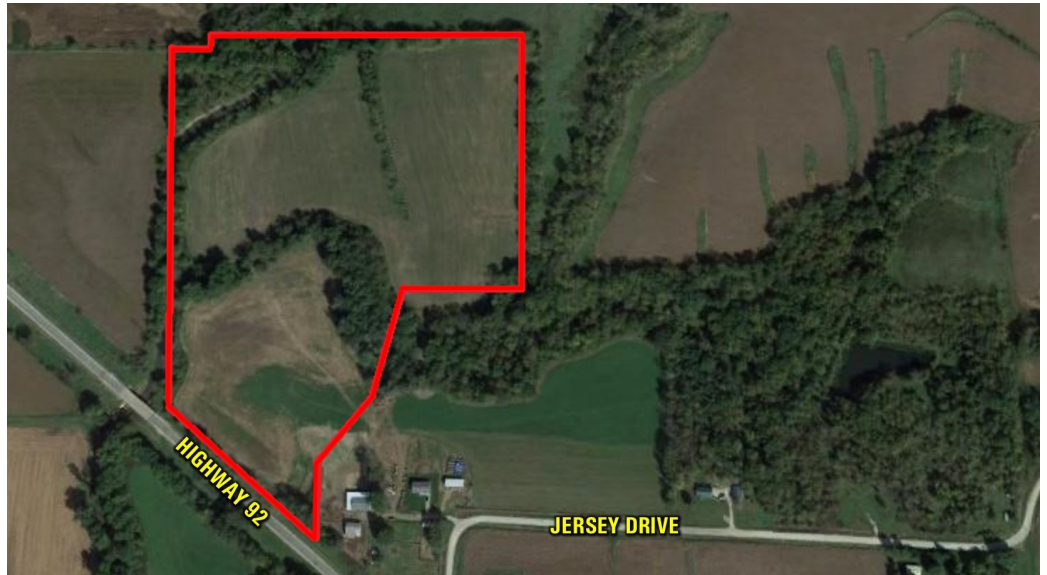
C: 515.979.3498

O: 515.222.1347

Daran@PeoplesCompany.com

35.7 ACRES M/L

MARION COUNTY, IOWA



PeoplesCompany.com
855.800.LAND

12119 Stratford Dr, Ste B
Clive, Iowa 50325