

258 ac m/l in Marion County, IA

Recreational Opportunity!

\$722,400

\$2800/ac



GENERAL INFORMATION

Sale Acres	258 ac m/l
Topography	Rolling to Steep
Taxes	\$2022 estimated (15/16 payable)
School District:	Twin Cedars
CRP	75.4 ac
CRP Income	\$5,731 annually; expires 2017

KEY FEATURES & RECREATIONAL OPPORTUNITIES:

Modest Income	Mixed Terrain
Timber	Open Hay Ground
CRP Native Grasses	Potential Food Plots
Whitetail Deer	Turkey
Ponds & Creek	Hiking
Trails	ATV
Horseback Riding	Building Site



Additional home, building and 5 acres could be added to the property, see MLS #17396. Conveniently located $\frac{3}{4}$ of a mile from paved Hwy 5 and approximately 50 miles from the Des Moines, Iowa area.

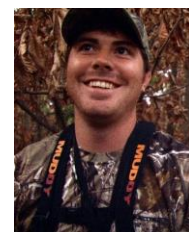
The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.



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LEGAL:

258 acres m/l in Section 19 & 20 of Liberty Twp; T74N, R18W. Subject to survey.

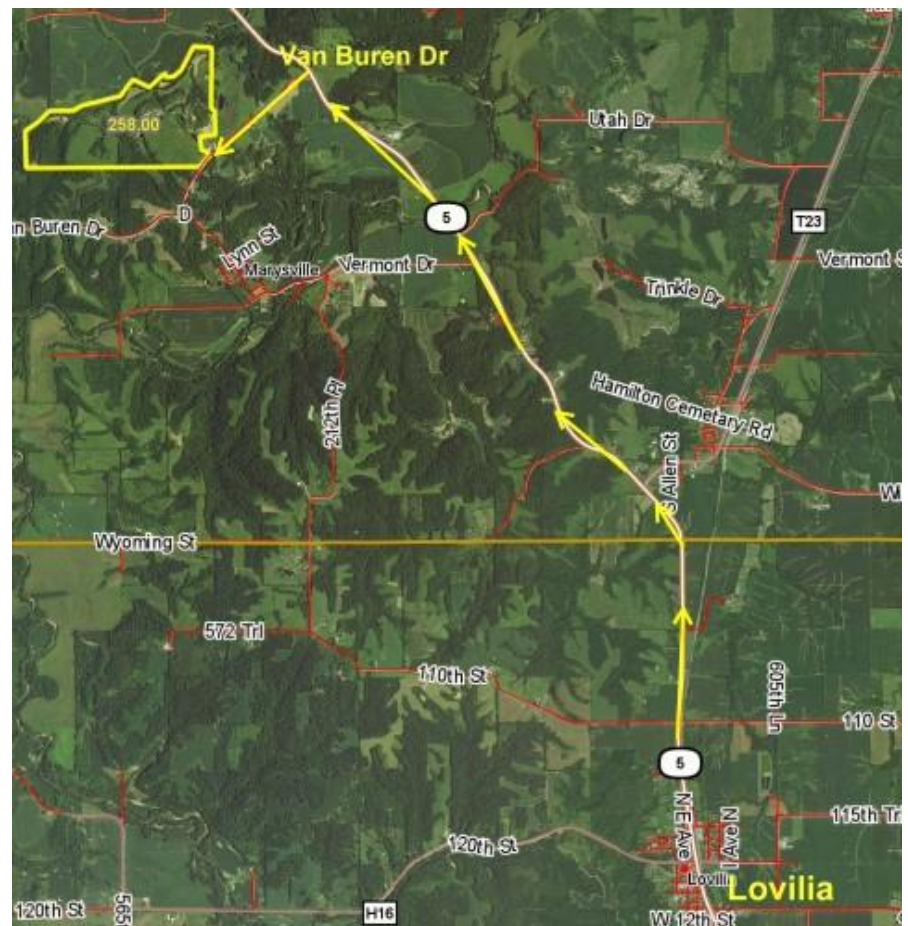
Exact legal to come from abstract.



2015 UC-HFMRE



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DIRECTIONS: from Lovilia IA on Hwy 5 go north 5 miles; turn left onto Van Buren Drive, go approximately .7 mile and you will arrive at the property on your right. It is about 15 miles from Albia; 14 miles south of Knoxville and within 53 miles Des Moines, IA.