

LAND FOR SALE



40 ACRES M/L MARION COUNTY, IOWA



LISTING #12808

PRICE: \$158,000 (\$3,950/Acre)

DESCRIPTION: Presenting 40 acres m/l Marion County. This is a great opportunity to own an affordable recreational farm that includes income from CRP as well as a great place to build a home. This 40 acre parcel offers two CRP contracts. 9.9 acres of CRP paying \$164.47/acre expiring in 2020, and 2.7 acres paying \$71.52/acre expiring in 2018. Remaining acres are hardwood timber loaded with wildlife. Rural water and electric are available. This small hobby farm has a great location, one mile of gravel road, 40 minutes to downtown Des Moines, and 15 minutes from Lake Red Rock. An additional 40 acres of land and home can also be purchased, see listings 12806 & 12807

DIRECTIONS: From the Des Moines Metro: Take Highway 5 south through Carlisle and Hartford to Geneva Drive. Take Geneva east to 50th Avenue. The property is located southwest of the corner of Geneva and 50th. Look for signs.

TAXES: \$390 Annually

FARM PROGRAM INFORMATION:

36.97 Acres Farmland, 17.82 Acres Cropland, Corn: 5.0 Base Acres with PLC Yield of 101

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