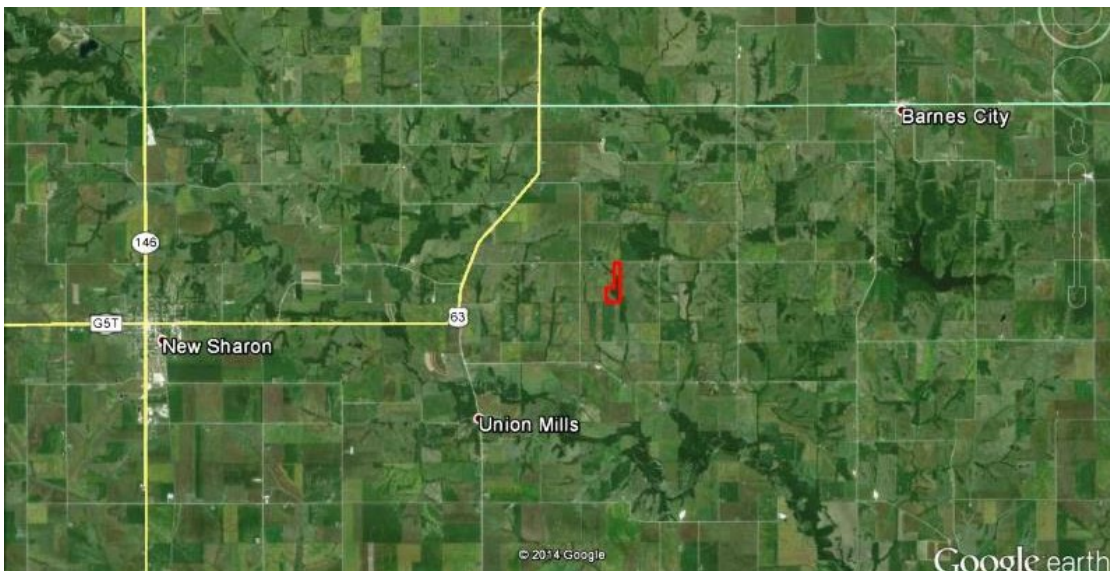


LAND FOR SALE



35.25 ACRES M/L MAHASKA COUNTY, IOWA



LISTING #12260

PRICE: \$126,000 (\$3,574/Acre)

DESCRIPTION: 35.25 Acres m/l Mahaska County recreational hobby farm and executive building site. This parcel offers everything you could ask for including a stocked pond, 8.6 tillable acres with an average CSR2 of 43.5, maintained trails, established food plots and fruit trees, with plenty of mature timber. Small, diverse properties on pavement are rare.

DIRECTIONS: From New Sharon, Take Highway 63 east to the intersection of Highway 63 and T65, continue north on Highway 63. Take G-17 east 2 miles. The property is on the south side of G-17, look for signs.

TAXES: \$426 Annually

FARM PROGRAM INFORMATION:

8.6 Acres cropland Corn: 3.4 Base acres with a DY and CC Yield of 108 Beans: 4.9 Base acres with a DY and CC Yield of 34

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