

Madison County Recreational Land



Price: \$256,000 (\$3,200/Ac)

Description: Price Reduced! The address says it all! The wildlife activity on "Deer Run Avenue" won't disappoint. 80 acres M/L of high quality recreational property located southwest of Winterset in Madison County. 48.8 Acres of CRP enrolled through 2020 paying an annual contract of \$6,961. Property consists of CRP acres, one acre stocked pond for fishing, and Oak and Hickory timber draws filled with deer and other wildlife throughout. Secluded setting that sets 1/2 mile off of Deer Run Avenue with access to the property through a 50 foot right of way easement. Located in Section 22 of Webster Plat.

Est. Taxes: \$360 / Year

School District: Orient-Macksburg

Zoning: Ag

Directions: From Winterset: Travel west on Hwy 92 for approximately 7 1/2 miles. Turn south on Deer Run Avenue. Access to easement is located on east side of the road after approximately 4 1/4 miles. Look for sign.

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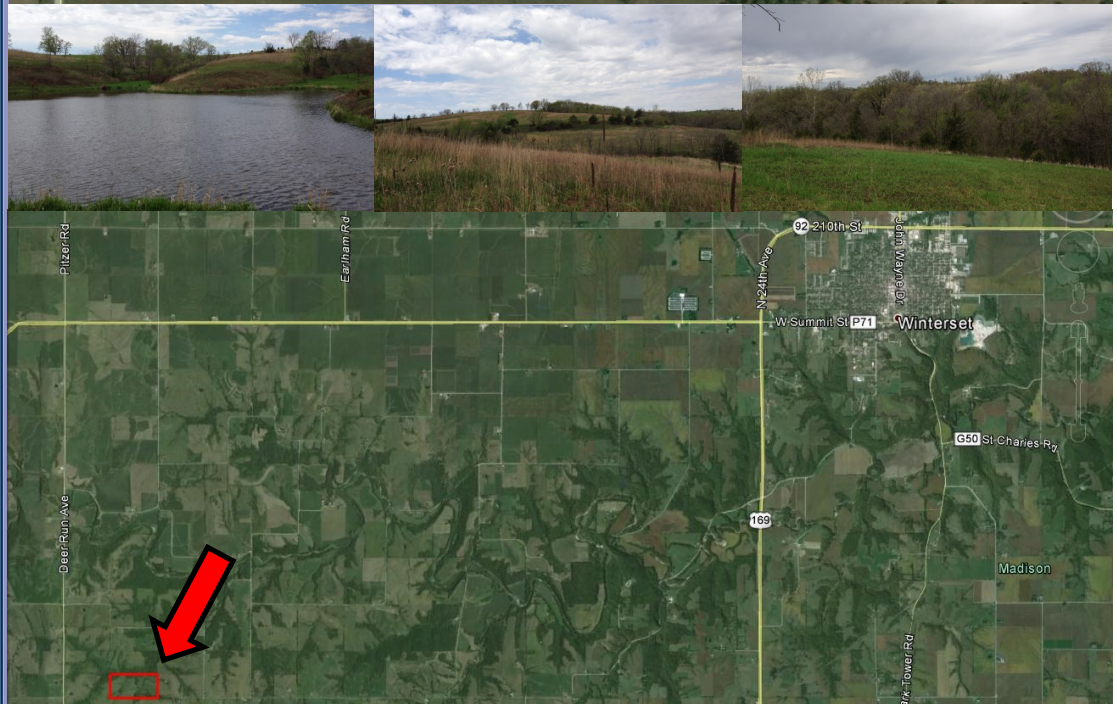
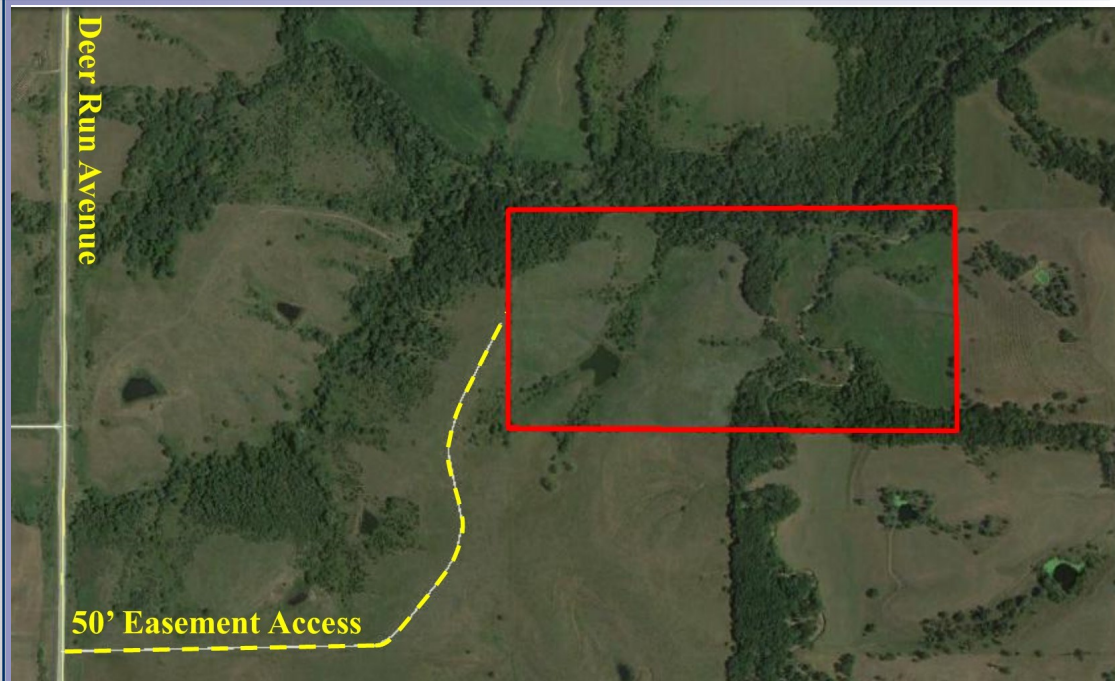
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