

140 Acres M/L Marion County, Iowa



Price: \$490,000

Description: Offering 140 acres m/l subject to survey in Marion County Iowa. Weighted average CSR2 of 60 (CSR 55) on the 75.1 tillable acres currently enrolled in CRP. Total income of \$13,842.44. This farm hunts big with several isolated CRP fields surrounded with timber. Multiple access points from the north and east side provide an undetected entrance to stand locations. The farm has several pinch points to funnel bucks directly to stands and can be hunted effectively with any wind direction. View the photos to see the caliber of bucks that call this farm home.

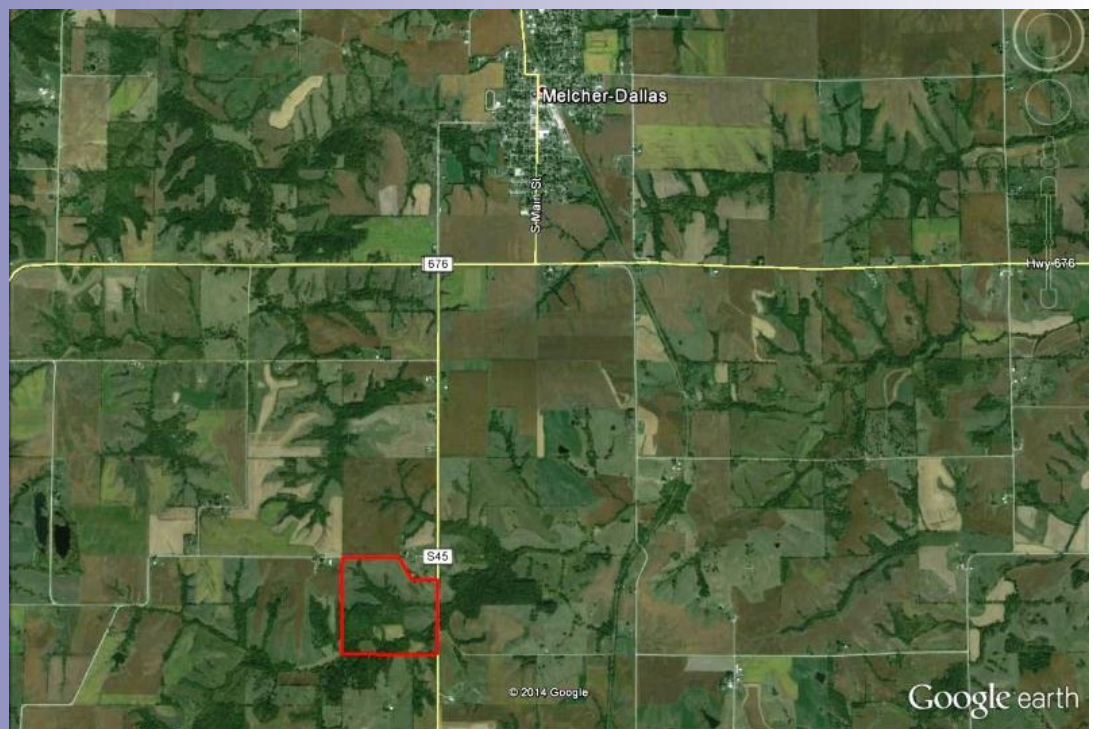
Farm Program Information:
N/A

Directions: From Melcher-Dallas; Travel South on Main Street to G-76. Take G-76 West to S-45. Take S-45 south past Vermont Drive. The Property is on the west side of S-45, south of Vermont.

Taxes: \$4155.58

Kenny Herring
P: 515.961.0247
C: 515.783.8718
Kenny@PeoplesCompany.com

Adam Curran
P: 515-961-0247
C: 641-203-2931
Adam@PeoplesCompany.com



Additional information can be found on our website: **LISTING # 11934**

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