

# 20 Acres M/L Marion County, Iowa



**Price:** \$135,000  
\$6,750 / Acre

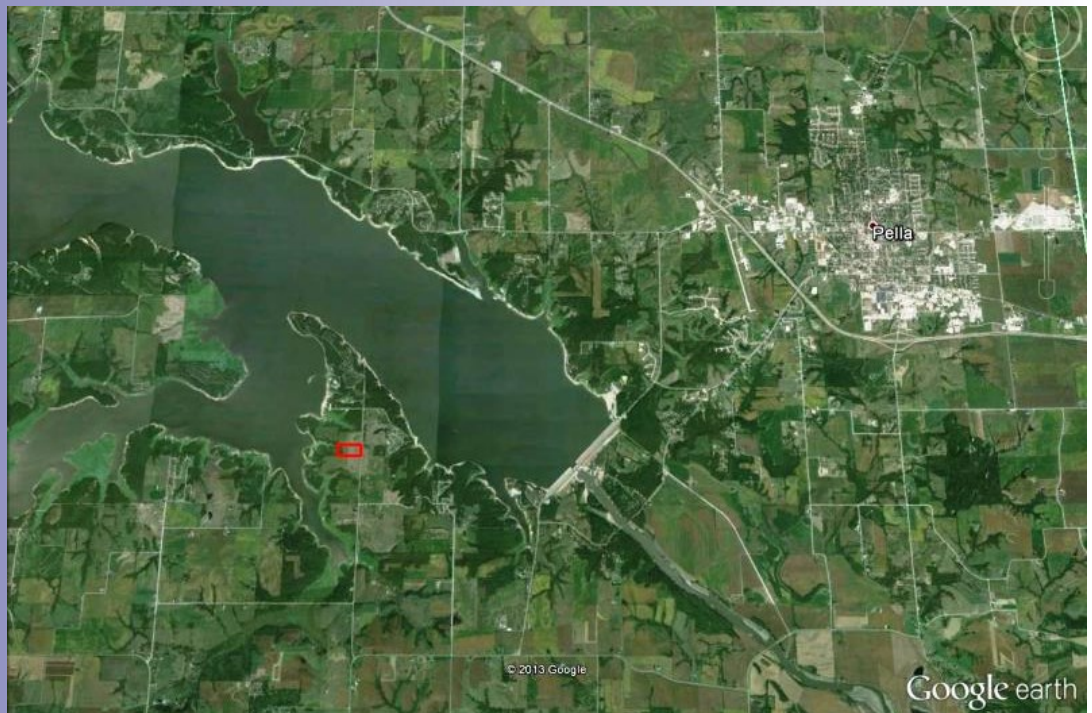
**Description:** Peoples Company is proud to offer this 20 acres m/l building site adjacent to Whitebreast Recreation Area on Lake Red Rock. This acreage offers about 2 acres m/l tillable with an average CSR of 66 that would make a great food plot and a few acres of timber. The land Features walk in access to the lake and plenty of fishing and hunting opportunities. Located on the south side of the lake, the site offers quick access to a boat ramp, swimming beach, an amphitheater, playgrounds, hiking trail, fish cleaning station, numerous picnic shelters and shower facilities. Build your dream home on Iowa's largest lake!

**Farm Program Information:**  
N/A

**Directions:** From Knoxville, Take Highway T-15 east to Highway S-71. Go North on Hwy S-71 toward Whitebreast Recreation Area. The property is on the west side of the road. Look for Signs.

**Taxes:** \$125.00

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



Additional information can be found on our website: **LISTING # 11638**

[www.Linkedin.com/company/Peoples-Company](http://www.Linkedin.com/company/Peoples-Company)  
[www.Facebook.com/PeoplesCompany](http://www.Facebook.com/PeoplesCompany)  
[www.Twitter.com/PeoplesCompany](http://www.Twitter.com/PeoplesCompany)  
[www.YouTube.com/PeoplesCo](http://www.YouTube.com/PeoplesCo)  
Blog: [www.PeoplesCompany.com/Blog](http://www.PeoplesCompany.com/Blog)



© 2013 Peoples Company We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.