



# 79 +/- Acres Vacant Hunting Land with Income for Sale - Decatur County Iowa

**TROPHY**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



**PROPERTY ADDRESS:**

00 121st Ave.  
Grand River, IA 50108

**PRICE:** \$284,400

**ACRES:** 79

**COUNTY:** Decatur

**PROPERTY HIGHLIGHTS:**

- Income producing CRP annually
- Excellent wildlife habitat
- 51.5 acres of CRP that brings in \$7,261.50
- Potential continuation of leased hunting rights (additional \$790.00/year income)

**PROPERTY DESCRIPTION:**

79 +/- acres of wildlife habitat in Decatur County Iowa. This property is located just south of the Grand River area. Of the 79 acres, 51.5 acres are currently enrolled in CRP, providing plenty of habitat for pheasant, quail, and whitetail deer! The CRP pays \$141/acre, with an annual income of \$7,261.50. A current hunting lease on the farm is optional to the new buyer to continue if interested, this will provide an extra \$790.00/year income to the farm.

If you are looking for a quality hunting property that includes upland game as well as abundant deer with annual income, this is it.



**PRESENTED BY:**

**BRANDON MOON**

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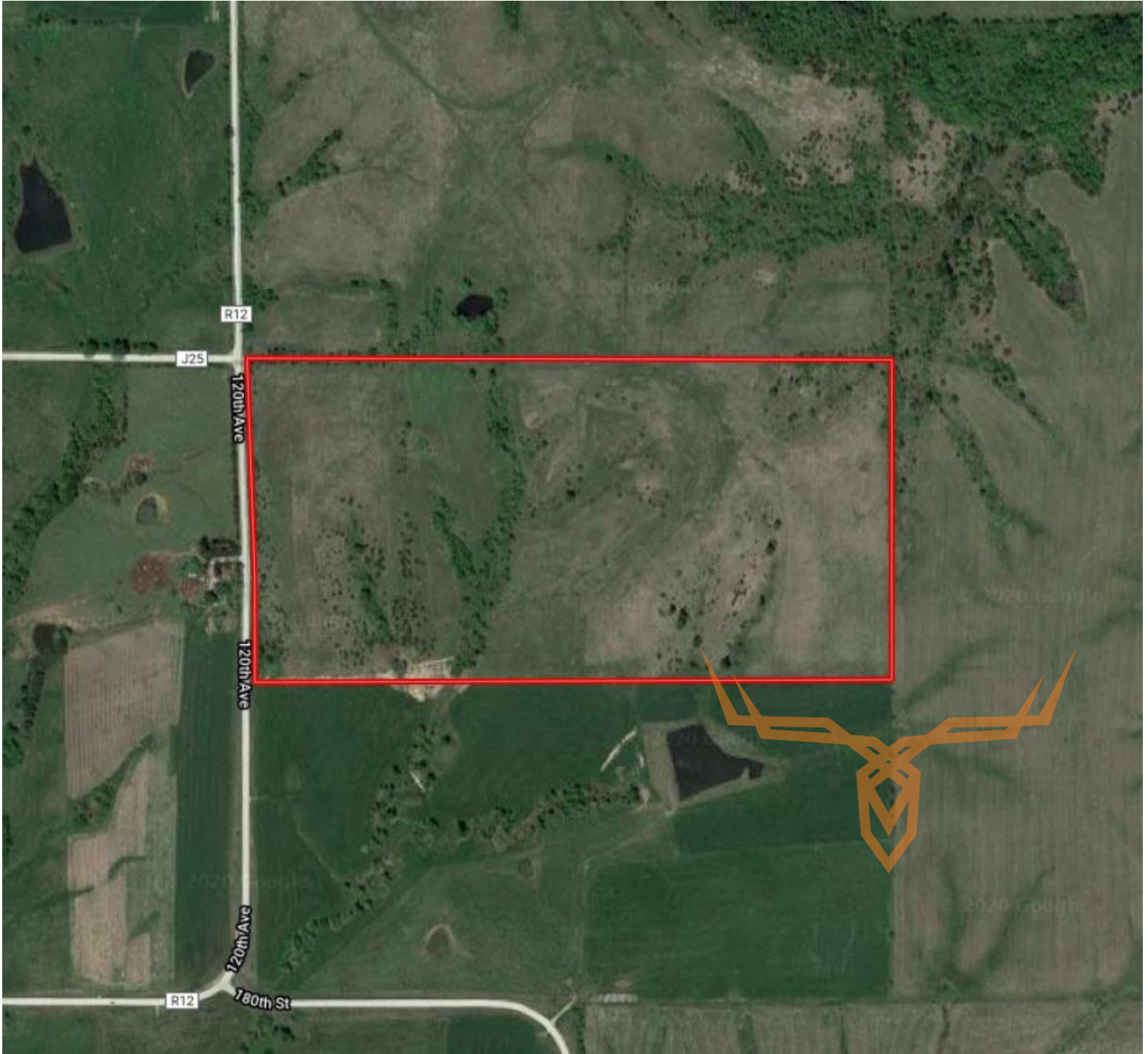
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals