

LAND FOR SALE

LISTING #15397

PRICE: \$149,500 (\$3,893/Acre)

DESCRIPTION:

Peoples Company is proud to present 40 acres m/l of farmland in northeast Gentry County. With two large ponds, paved road frontage and timbered draws, this is an ideal building site or recreational property. The property has good income with 30.01 acres enrolled in CRP that pays \$132.91/acre or \$3,989 annually. With the CRP expiring in 2022 it could be put back into production or re-enrolled back into the program. The property is located north of Albany in Section 6 of Howard Township.

DIRECTIONS:

From Albany, head north on State Highway C for 9.5 miles until reaching 240th street. The property is located on the southwest corner of State Highway C and 240th Street.

FARM DETAILS:

CRP Acres: 30.01

\$/Acre: \$132.91

Expires: September 30, 2022

KENNY HERRING

C: 515.783.8718

O: 515.222.1347

Kenny@PeoplesCompany.com

38.40 ACRES M/L STATE HIGHWAY C, GENTRY CO., ALBANY, IA



PEOPLESCOMPANY.COM



855.800.LAND