



**Hawkeye
Farm Mgmt &
Real Estate**

Iowa Row Crop & Hunting Land

*Marion County, Iowa
80th Avenue, Melcher, IA 50163*

*\$688,800
120+/- Acres*



PROPERTY DESCRIPTION

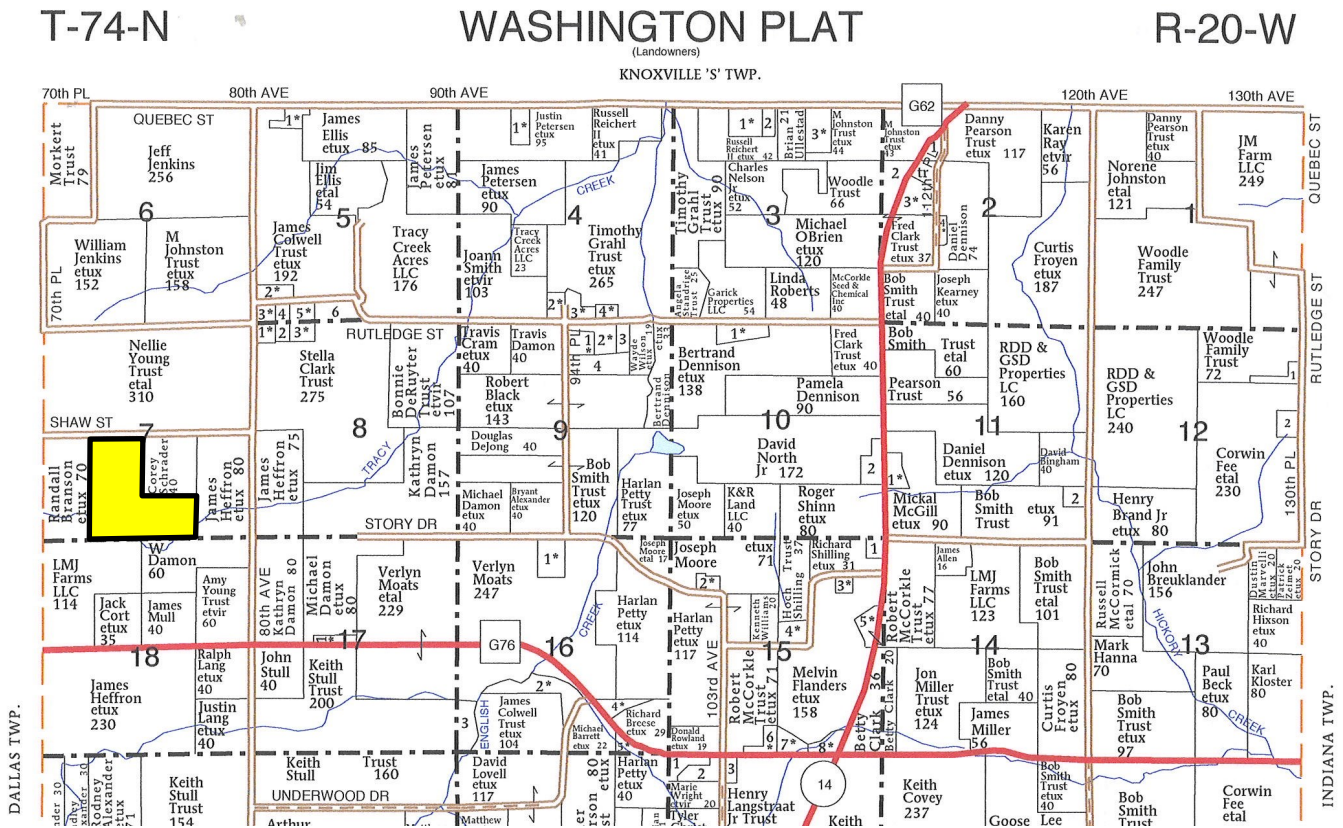
Premium Iowa investment and combination property with great hunting, quality cropland, wildlife habitat and more!

Just east of Melcher-Dallas, Iowa, this Marion County 120+/- acres offers productive cropland with fertile soils and quality hunting habitat all within 1-hour of Des Moines, Iowa. This property has been well cared for by the same family for many decades and offers true investment potential with long term growth opportunities.

This tract boasts 78 FSA crop acres, of which 43+/- are currently cropped with a 61 CSR2 and rented for \$200/acre. The remaining 35+/- crop acres are currently in CRP paying \$4,044 annually until 2030. For an investor or owner operator this property would garner strong return potential and has the benefit for added income from a potential hunting lease as this area is in high demand by trophy whitetail hunters and outdoor enthusiasts. For a hunter, this tract sits in a great neighborhood with top quality cropland and incredible habitat boasting superior Iowa whitetails and upper age class bucks.

Combination farms with this diverse mix and a sustainable income stream are extremely hard to come by.

WASHINGTON TOWNSHIP PLAT MAP



PROPERTY IMAGES





Hawkeye Farm Mgmt & Real Estate

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"Serving Southern Iowa & Northern Missouri."

For more maps, disclosures, and images
please visit www.UClowa.com

or

to set up a time to see this property contact
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The above information, although believed to be correct, is not warranted
or guaranteed by the owner, listing firm, or listing agent.

