



FARM & REC

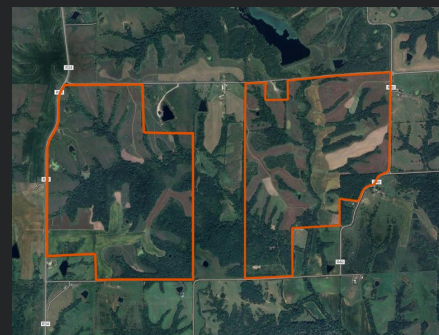
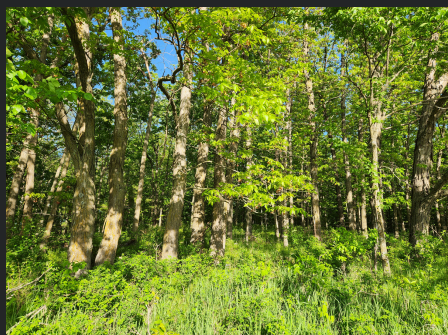
REAL ESTATE

LAND FOR SALE

775 +/- ACRES
DECATUR COUNTY, IA
BURRELL TOWNSHIP

PRICE:

\$5,037,500 OR
\$6500 PER ACRE



LAND OVERVIEW

Located in Decatur County, Iowa, this 775 +/- acre farm presents a rare opportunity to own a turnkey farm in a highly sought after area. Farms of this size that meet all the criteria for a top-notch recreational property seldom become available on the open market. With a phenomenal track record combined with good income, it puts this farm in a league of its own. It's been under strict management for several years with whitetails that will speak for themselves with several that have been documented exceeding 200". The terrain and habitat are among some of the best, featuring rolling hills of CRP, hardwoods, and a balanced mix of tillable acres. For more information, please contact Farm & Rec Broker Real Estate Glen Salow at 515-494-5560.

PROPERTY FEATURES

- 775 +/- deeded acres
- Five CRP contracts totaling 316 +/- acres
- Total annual CRP payment of \$37,300
- 86 +/- tillable acres renting for \$16,000 annually
- Over a dozen established food plots
- 14 box blinds will be included with the property
- Abundance of pinch points and funnels
- Well documented harvest and trail camera history
- CRP, hardwood timber and cedar thickets.
- 3 fully stocked ponds with floating docks
- Access from the West, North, and South
- 2023 Property taxes \$6858
- Located 1 hour South of Des Moines or 2 miles South West of Decatur City at the intersection of R34 and 225th St

CONTACT US



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