



FARM & REC

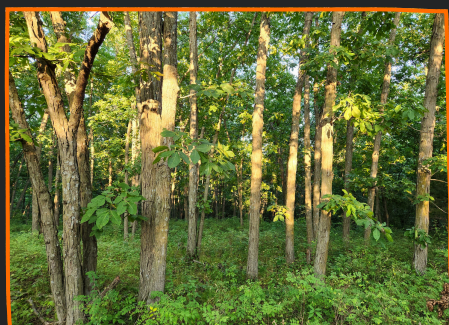
REAL ESTATE



LAND FOR SALE

104 +/- ACRES
WAYNE COUNTY, IA
JEFFERSON TOWNSHIP

PRICE:
\$895,000



LAND OVERVIEW

Located in Wayne County, IA, these 104 +/- acres offer a fantastic opportunity with a picture-perfect setting. This stellar looking farm also features a newly constructed 48' by 50' fully finished shouse, which provides a stunning view over a fully stocked 1.5-acre pond. The shouse includes 3 bedrooms, 1.5 baths, and a fully heated shop, making it an ideal home or recreational retreat. The land boasts diverse habitats, including rolling fields of native grasses, mature timbered ridgetops, and over 30 tillable acres. Recreational benefits abound with excellent whitetail and turkey hunting, as well as exceptional fishing. Whether you're considering relocating or looking for a superb recreational farm, this property is worth exploring. For more information contact Farm & Rec Real Estate Broker Glen Salow at 515-494-5560.

PROPERTY FEATURES

- 33.41 FSA tillable acres
- Farm qualifies for CRP (contact Broker for details)
- Newly constructed in 48' by 50' fully finished Shouse
- 3 bedrooms, 1.5 baths, and a large open living / kitchen
- 1150 sq ft fully finished workshop
- Spray foam insulation with heated floors throughout
- Stunning and visually appealing terrain
- Two established food plots
- Oak timber ridgetops with ample south-facing slopes
- Abundant deer and turkey populations
- Access points from the South and East
- Located at 2585 45th St. Lineville, IA 50147 - or 90-minutes South of Des Moines.
- 2022 property taxes \$1708.00

CONTACT US



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