



FARM & REC

REAL ESTATE

LAND FOR SALE

**77 +/- ACRES
DECATUR COUNTY, IA
HIGH POINT TOWNSHIP**

PRICE:

**\$612,150 OR
\$7950 PER ACRE**



LAND OVERVIEW

Located in Southeastern Decatur County, IA, this exceptional 77 +/- acre tillable farm offers a great opportunity to own a highly productive farm in a sought-after area. Located just 2.5 miles South of Garden Grove, IA, with convenient access right off Highway R69. Tillable tracts of this size and quality are consistently in high demand, and this farm is no exception. Featuring 68.43 FSA tillable acres, this land carries a good soil fertility and a strong rental history, making it an attractive option for both seasoned farmers looking to expand their operation and first-time buyers seeking a solid investment. If you're in the market for a high-quality tillable farm with excellent access and strong agricultural potential, this property is well worth considering.

PROPERTY FEATURES

- 77 +/- deeded acres
- 68.43 FSA- tillable acres
- Corn base of 56.24 acres
- CSR2 of 42
- Predominantly Seymour clay loam soils
- Strong agricultural area with competitive cash rent
- Several established farm operators in the vicinity
- Annual property taxes of \$1,262
- Situated ¼ mile south of the R69 and J36 intersection on the east side of R69, or 2.5 miles Southeast of Garden Grove, IA
- Property will be shown by appointment only to pre-qualified buyers

CONTACT US



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