

# UNION COUNTY IOWA 53.86 ACRES M/L

**LISTING 18348** LISTING PRICE • \$425,000

Peoples Company is proud to present this opportunity to own 53.86 acres of versatile farm ground in Union County, Iowa. The property offers 30.96 row crop acres with a CSR2 rating of 50.4, with Shelby clay loam as the predominant soil type.

There are two active CRP contracts on the property. The first includes 13.69 acres enrolled, generating \$3,468 annually (\$253/acre), and the second includes 5.32 acres enrolled, generating \$805 annually (\$151/acre). Together, these contracts produce \$4,273 in annual income.

## PROPERTY HIGHLIGHTS

- MIX OF PRODUCTIVE ROW CROP AND CRP ACRES WITH MINIMAL WASTE
- TERRACES AND TILE INTAKES IN PLACE FOR EROSION CONTROL AND DRAINAGE
- SCENIC POND ON-SITE WITH GREAT HUNTING OPPORTUNITIES
- EXCELLENT ACCESS - PAVED ROAD ALL THE WAY FROM AFTON
- IDEAL BUILDING SITE WITH EXPANSIVE COUNTRYSIDE VIEWS
- STRONG INCOME POTENTIAL WITH RECREATIONAL APPEAL



**HIGH SCHOOL DRIVE AFTON, IA 50830**

**FROM AFTON, IOWA** Head south on High School Drive and continue on High School Drive for approximately 2.5 miles. The property will be to the right (south).

# FARMLAND AVAILABLE

**LISTING #18348 | PEOPLES COMPANY.COM**

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## KOLT KIBURZ

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**NET TAXES • \$738.00**

