



PROPERTY FOR SALE

Wapello County

145.15
ACRES +/-



PROPERTY DESCRIPTION

PRICE: \$906,250

Hard to find pasture, hay with good fences, close to town! This 145.15 +/- acre Southern Iowa farm offers a trifecta of exceptional farm versatility and future long-term value. Whether expanding your current livestock operations, developing a diversity of farm use or investing in a sound investment in Iowa agriculture. The farm features approximately 57+/- acres in hay production with a CSR2 of 59.6 but could be put into a row crop production. There are approximately 65+/- acres of pasture ground with new seeding from a NRCS program. There is strong fencing around the perimeter of the farm with several separate lots to rotate pastures. There are 4 ponds with 2 of them are cobett waterers and a third has a geo star water system. Also, on the farm there are 40x40 and 40x50 metal buildings for storage. There is a beautiful building site on the hill that would be a awesome place and enjoy the sunset over your farm. A 3-bedroom (1 non-conforming) 1 bath 1,024 sq ft home is located on the farm. New septic in 2022. The kitchen is open with plenty of cabinets and countertop space. The living room is cozy and ready to entertain. The master bedroom has a walk-in closet, and high-speed internet is also on the farm. The hay ground acres are leased on a 50/50 split until March 1, 2027. For more information on this property, call Land Agent Jim Davis.



JIM DAVIS | SOUTHEAST IOWA LAND AGENT
Jim@IowaLandCompany.com
641-777-5484

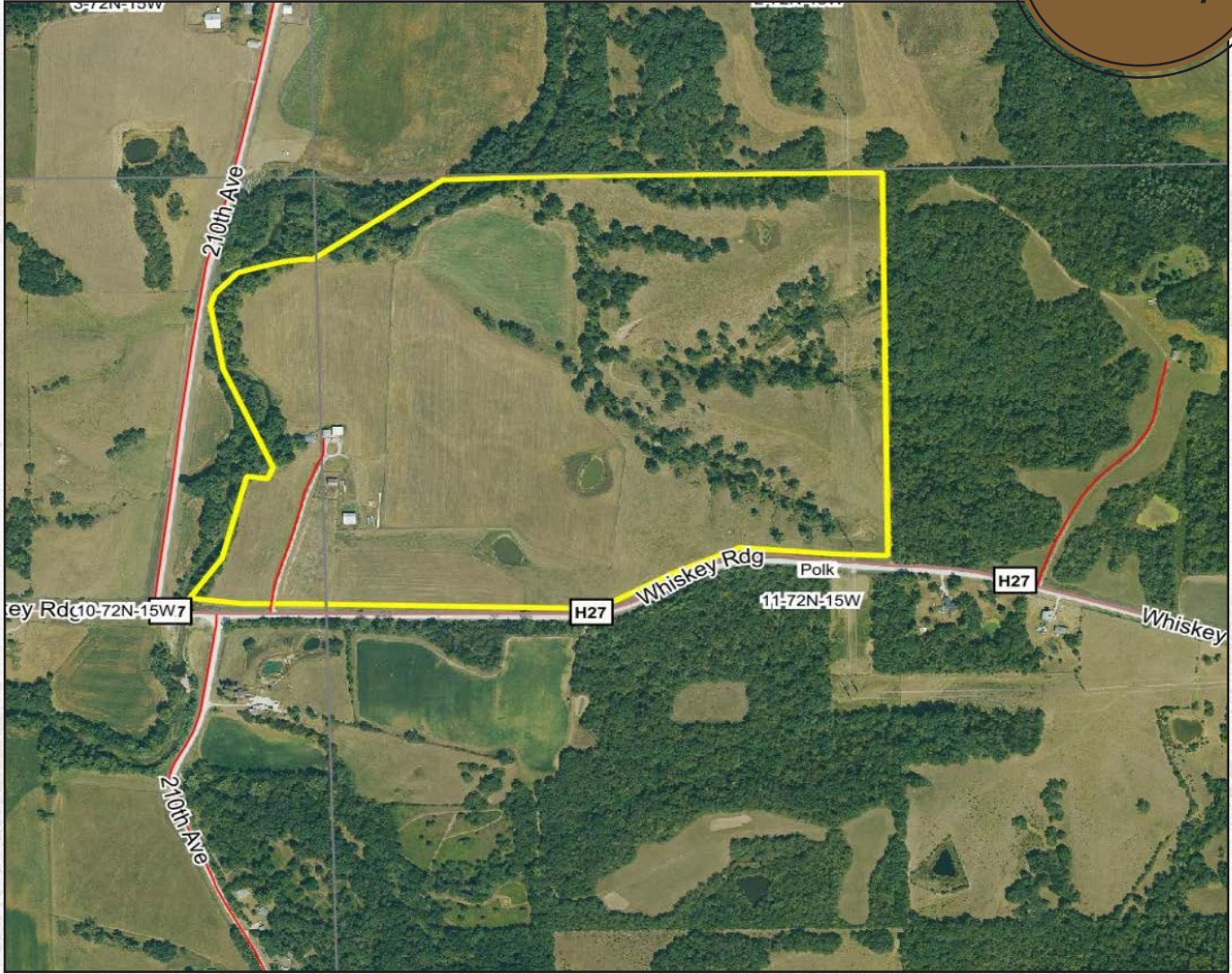
Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322



AERIAL PHOTO

Wapello County

145.15
ACRES +/-



PROPERTY SPECIFICATIONS:

Asking Price:

\$906,250

Legal Description:

Section 10-72-15

Location:

Address: 21065 Whiskey Ridge, Ottumwa, IA 52501

Tax Information:

Taxes: \$3,500 +/- estimated annually

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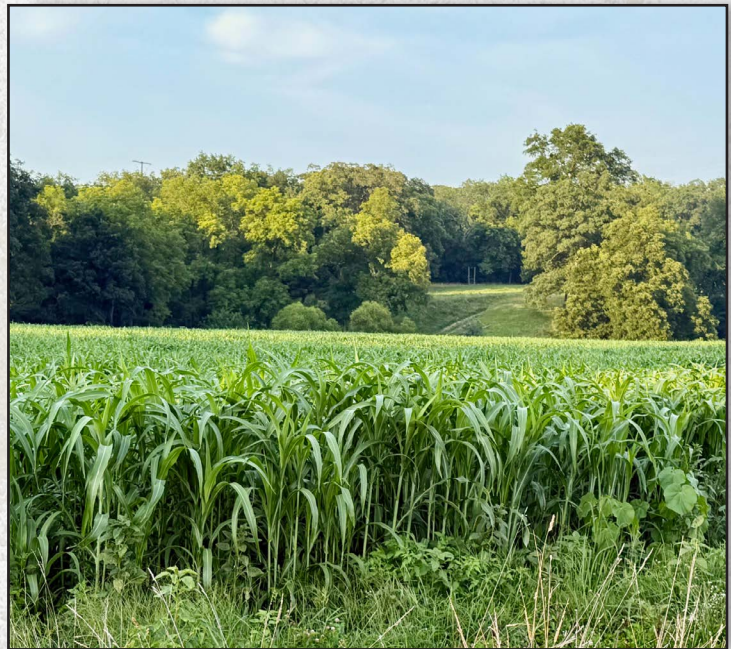
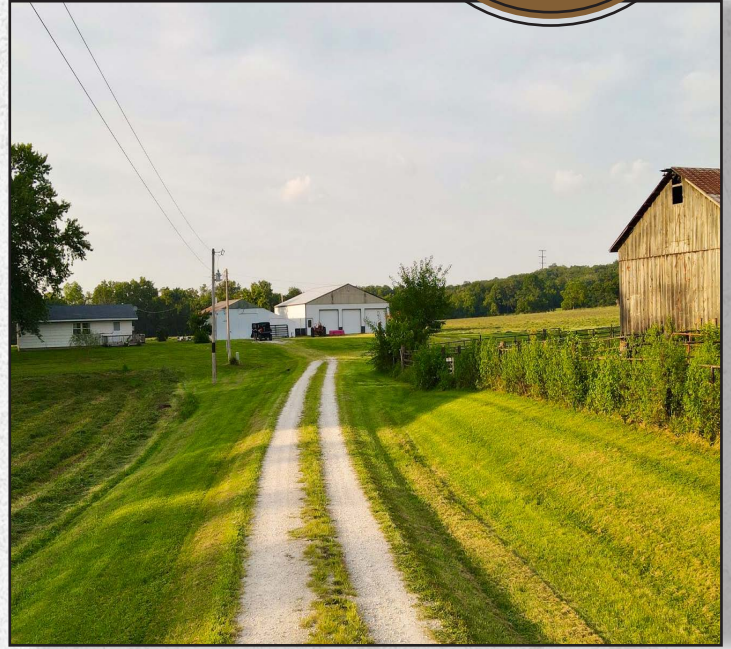
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PROPERTY PHOTOS

Wapello County

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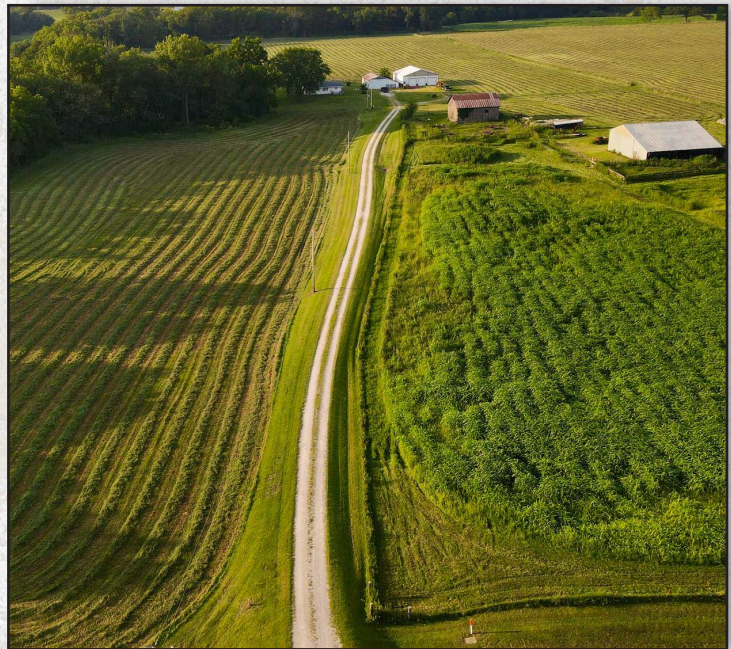




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ABOUT US

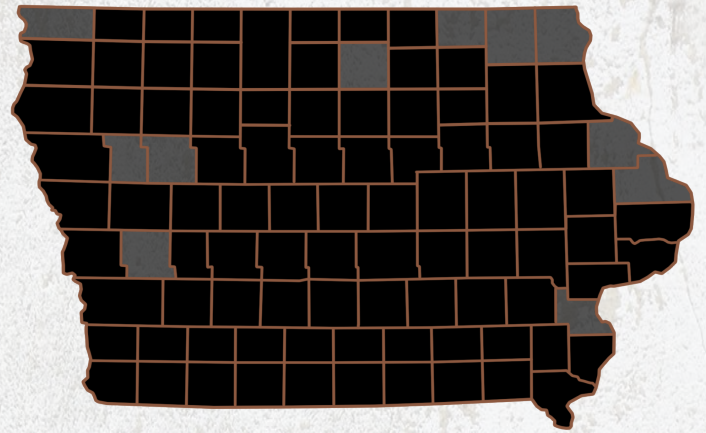
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company



Jim is your local Land Agent for Iowa Land Company. Jim is from Ottumwa, Iowa and has developed strong relationships throughout Southeast Iowa. His commitment to his clients guarantees Jim will work tirelessly on their behalf, whether selling or buying. *"My goal is to be your trusted land source throughout Southeastern Iowa. I look forward to the opportunity to work for you and your family."*

-Jim Davis

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