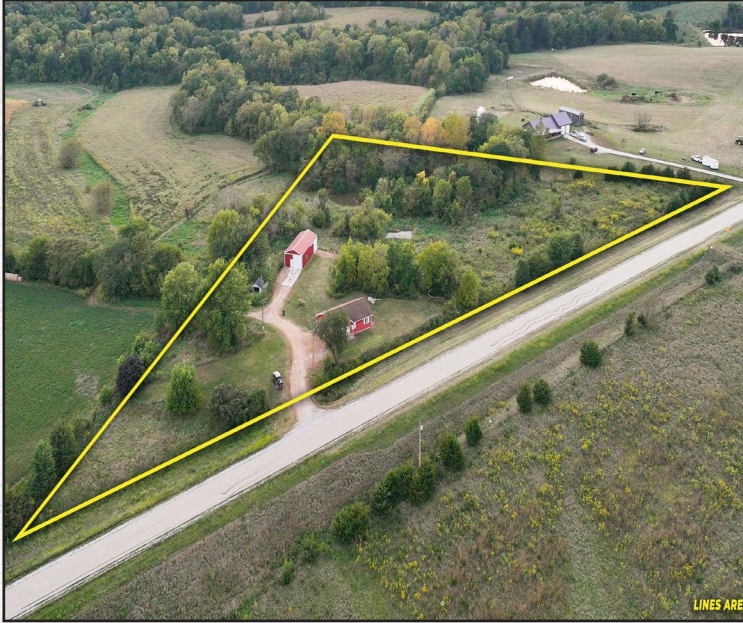




LAND FOR SALE

Decatur County



FARM DESCRIPTION

PRICE: \$350,000

The property offers a well-constructed 3 bedroom with two additional non conforming bedrooms in the basement and 2.5 bath home that was built in 1992 located on hard surface County Road R52 locally known as Lineville Rd. A metal pole barn building with new concrete flooring adds a nice touch to this acreage. The home has had many updates and makes a wonderful home in the country for anyone wanting to live the simple country life. To set up a private showing on this Decatur County, Iowa property, contact Land Broker Cody Skinner 515-443-6343 or Land Broker Matt Skinner 515-443-5004.



CODY SKINNER | LAND BROKER
Cody@IowaLandCompany.com
515-443-6343

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

MATT SKINNER | LAND BROKER
Matt@IowaLandCompany.com
515-443-5004



AERIAL PHOTO

Decatur County

5
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$350,000

Location:

From Leon, Iowa take HWY 2 out of town to the east 2.5 miles. Turn right on Lineville Road for 8 miles. Farm will be on the west side of the road. Farm Address is 26845 County Road R52 Leon, IA 50144.

Legal Description:

5 +/- acres located in Decatur County, Iowa; Woodland Township, Section 29. Exact legal will come from the survey.

Tax Information:

5 +/- acres located in Decatur County, Iowa; Woodland Township, Section 29. Exact legal will come from the survey.



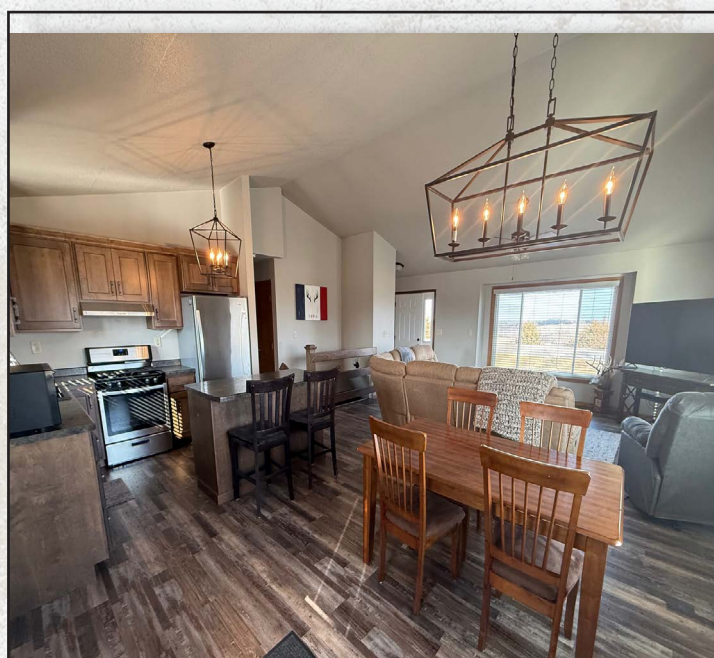
SOIL MAP

Decatur County



Details

- Home built in 1992
- 3 bedroom with two additional non-conforming bedrooms in the basement
- 2.5 bathroom
- Modernized and updated in the summer of 2020
- Newer furnace and new central air conditioning
- A walk out basement / storage area makes hunting out the backdoor that much more convenient!
- New windows throughout the entire home 2017
- Working drinking well and rural water
- 51ft by 24ft machine shed in great shape with a new concrete floor with in-floor drain.
- Located 11 minutes northwest of Lineville, Iowa
- Located 12 minutes Southeast of Leon, Iowa
- Located 1 hour and 20 minutes from Des Moines, Iowa





HOME PHOTOS

Decatur County





HOME PHOTOS

Decatur County

5
ACRES +/-



CODY SKINNER | LAND BROKER
515-443-6343

Branded in Land

MATT SKINNER | LAND BROKER
515-443-5004



ABOUT US

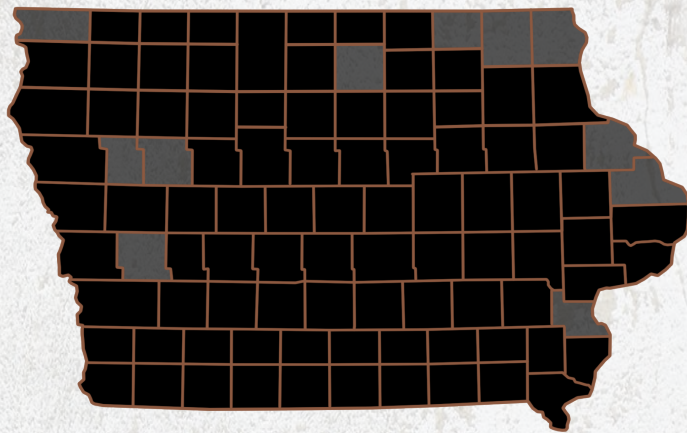
We are Iowa Land Company

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

Cody and Matt are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Nick Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past eight years we have represented clients in over 650 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



CODY SKINNER | LAND BROKER
Cody@IowaLandCompany.com
515-443-6343



MATT SKINNER | LAND BROKER
Matt@IowaLandCompany.com
515-443-5004