

LAND FOR SALE

# INCOME PRODUCING ACREAGE

PRICE: **\$384,000**  
COUNTY: **CHEROKEE**  
STATE: **IOWA**  
ACRES: **6**



## PROPERTY FEATURES

- 2,648 sq. ft. farmhouse
- 5 good sized bedrooms
- 1 bath on the main floor
- 2 car attached garage
- 1000-gallon propane tank heats the home
- Smaller 20'x36' shop with heat
- 40'x75' steel machine shed
- 2019 50,000 bushel grain bin
- 3 +/- acres of tillable farmland
- Income potential of \$8000 annually (2-2.4% ROI)
- Located 10 miles south of Marcus
- MMCRU School District
- Rural water and well water. (Newer pressure tank)

For more information, contact:

**JORDAN PETERSEN**, Land Agent

**712.522.2761** | [JPetersen@MidwestLandGroup.com](mailto:JPetersen@MidwestLandGroup.com)

**MidwestLandGroup.com**

