

LAND FOR SALE

# INVESTMENT OPPORTUNITY WITH BUILD SITE AND RECREATIONAL VALUE

PRICE: **\$1,079,400**  
COUNTY: **AUDUBON**  
STATE: **IOWA**  
ACRES: **120**



## PROPERTY FEATURES

- 120 +/- acres in S.T.R. 29-78N-34W
- 50 miles from West Des Moines, Iowa
- 113.05 FSA cropland acres
- CSR2 weighted average 57.3
- Annual CRP payment of \$33,322
- CRP expires 9/30/2027
- Taxes: 3,605
- Multiple beautiful build spots
- Electricity along road
- Deer, turkeys, and lots of pheasants
- Peaceful and private
- Gorgeous views
- Commuting distance to Des Moines
- Investment opportunity



For more information, contact:

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**MidwestLandGroup.com**



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IL, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.