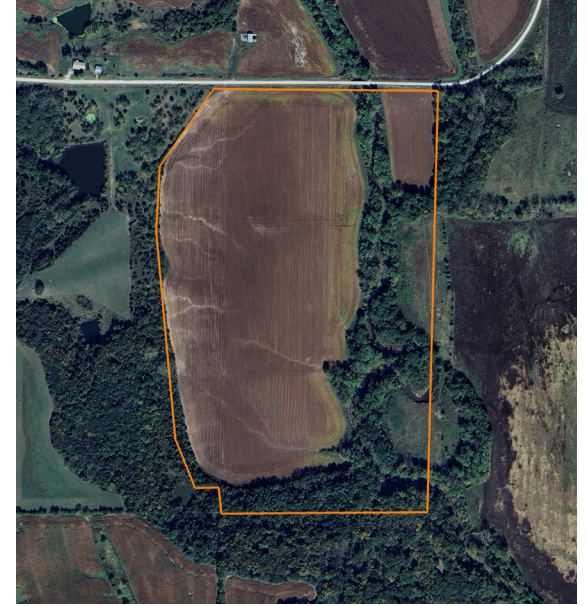


LAND FOR SALE

# 97 +/- ACRES OF HIGHLY TILLABLE FARMLAND WITH PREMIER HUNTING

PRICE: **\$712,950**  
COUNTY: **DECATUR**  
STATE: **IOWA**  
ACRES: **97**



## PROPERTY FEATURES

- 73.77 FSA tillable acres
- CSR2 71.3 - well above county average
- 3-year farm lease in place (238.44/acre, total of \$14,771)
- 5.8 acres CRP through 2026 \$1,384/year
- Mature timber along Little River
- Excellent deer and turkey hunting
- Easy access to Leon and Davis City
- Little River has a conservation easement 66' from the centerline on each side
- Turn-key investment with immediate income



For more information, contact:

**HEATH MARTIN**, Land Agent

**641.351.6025** | [HeathMartin@MidwestLandGroup.com](mailto:HeathMartin@MidwestLandGroup.com)

**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, IN, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.