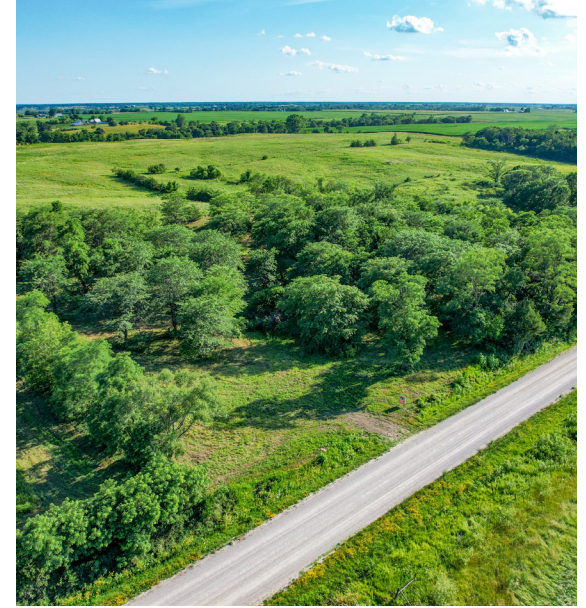
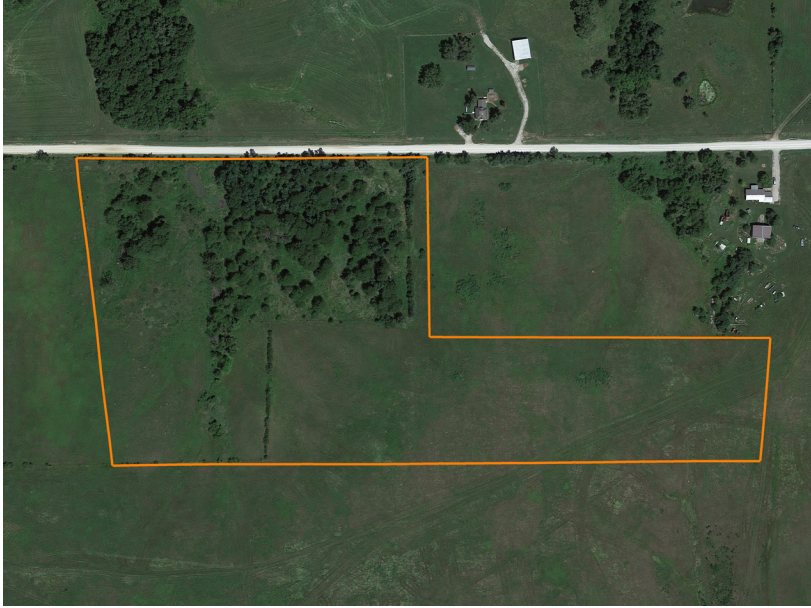


LAND FOR SALE

COUNTRYSIDE RETREAT IN WAPELLO COUNTY, IOWA

PRICE: **\$159,000**
COUNTY: **WAPELLO**
STATE: **IOWA**
ACRES: **24.28**



PROPERTY FEATURES

- Income-producing land
- Gorgeous build site
- 24.28 +/- acres newly surveyed
- 16 +/- acres in CRP CP25 - expiring 2030
- FSA to finalize CRP re-constitution from larger contract
- \$167 per acre in CRP payments
- Rural water
- Electric
- Timber in Forest Reserve
- Secluded and peaceful
- Investment/1031 friendly
- Between Ottumwa and Blakesburg
- Pheasant and deer hunting
- Gorgeous native grasses and pollinators
- 60.3 CSR2

For more information, contact:

KYLE STEINFELDT, Land Agent

319.243.3273 | KSteinfeldt@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.