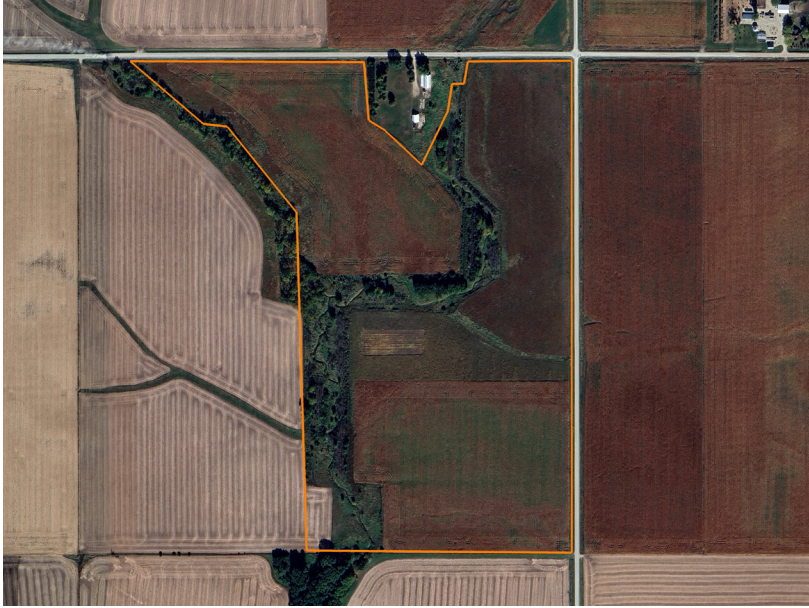


LAND FOR SALE

PRODUCTIVE TILLABLE WITH EXCELLENT ACCESS

PRICE: **\$948,000**
COUNTY: **BUTLER**
STATE: **IOWA**
ACRES: **88**



PROPERTY FEATURES

- 88 +/- total acres in West Point Township, Butler County, IA
- 70 +/- tillable acres with a strong 79.6 CSR2
- 14.56 +/- acres enrolled in CRP Tree Program (CP22)
- CRP annual payment: \$1,153 through 2032
- Kenyon, Clyde Silty Clay, and Lawler Loam Soils
- Flat, highly productive farm ground
- Open for the 2026 growing season
- Two sides of road frontage with multiple access points
- Strong local farming competition and rent demand
- Excellent return potential for investors
- Clean, well-maintained farm with quality drainage
- Great pheasant and deer hunting opportunities
- Only 5 miles from Allison, IA
- 2024 taxes: \$2,504

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.