

LAND FOR SALE

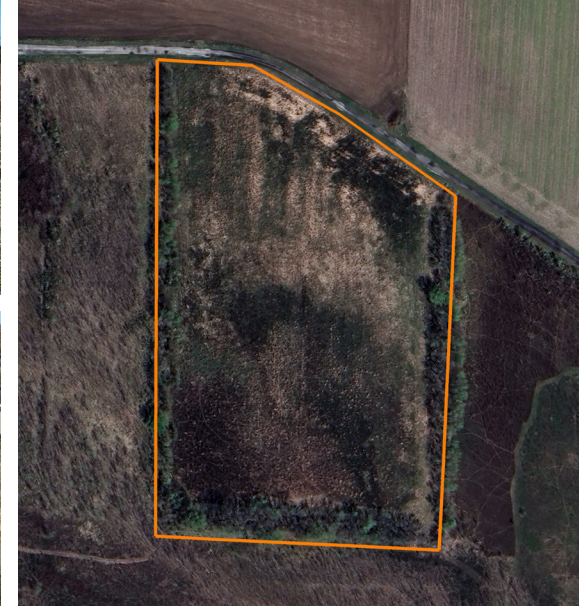
SECLUDED CRP TRACT NEAR DES MOINES RIVER

PRICE: **\$95,000**

COUNTY: **LEE**

STATE: **IOWA**

ACRES: **13**



PROPERTY FEATURES

- 12.17 acres enrolled in CP38E-25 CRP program through 2030
- \$2,677 annual CRP income (\$219.96/acre)
- Prime location near the John H. Clark Wildlife Refuge
- Excellent wildlife habitat with native grasses, forbs, and legumes
- Fantastic hunting opportunities for deer, turkey, and pheasant
- Limited hunting pressure on three sides of the property
- Adjacent row crop field provides food source and strong deer movement
- Approximately 800 yards from the Des Moines River



For more information, contact:

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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.