

LAND FOR SALE

# INCOME PRODUCING FARMLAND WITH DEVELOPMENT OPPORTUNITIES

COUNTY: **CHEROKEE**  
STATE: **IOWA**  
ACRES: **25**



## PROPERTY FEATURES

- 22 +/- tillable acres
- 91.4 CSR2 soil average
- Available for the 2027 season
- Excellent location under 10 minutes from Cherokee
- Development opportunities in this area with all utilities at the road
- Current best use income estimate of \$6,600 annually
- Beautiful area with abundant wildlife
- Cherokee school district
- Small pond/slough in the southwest corner
- Desirable neighborhood to build your dream home or simply expand your farming operations
- Annual property tax estimate \$752

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

