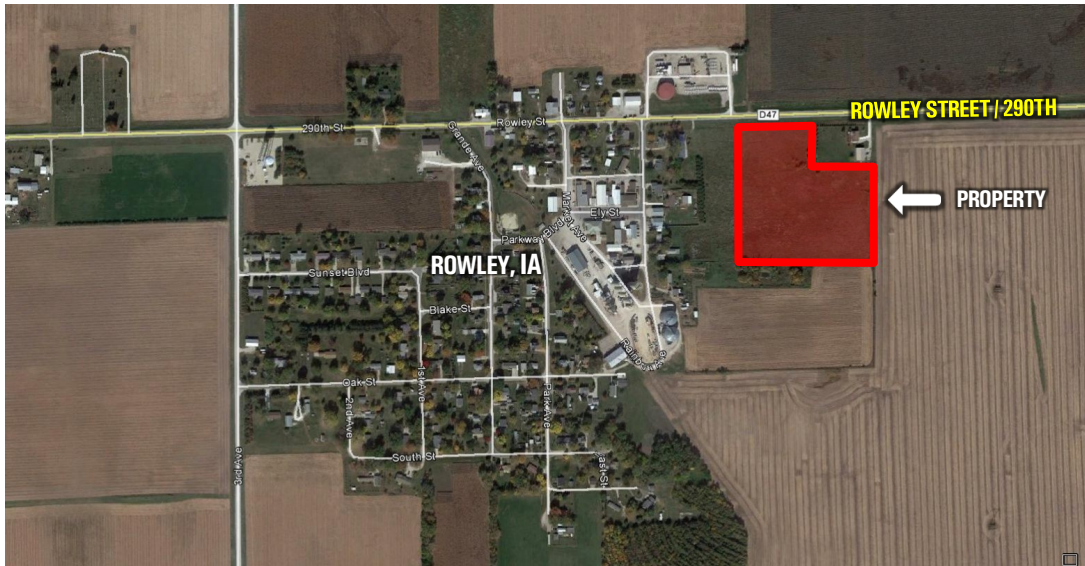
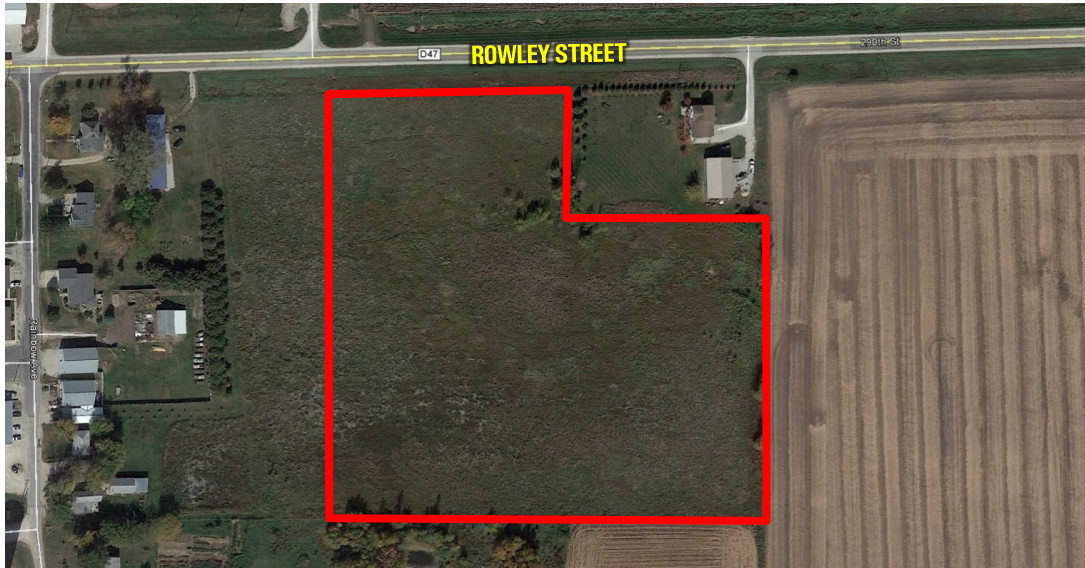


LAND FOR SALE



10 ACRES M/L BUCHANAN COUNTY, IOWA



LISTING #13525

PRICE: \$75,000 (\$7,500/Acre)

DESCRIPTION: Affordable income property with building site and hobby farm potential! Offering 10 Acres m/l within the city limits of Rowley, Iowa. Entire property currently enrolled into a CP9 CRP program that expires in 2022 and has an annual payment of \$1983. Potential for productive cropland with a CSR2 of 77.5 (CSR 68.6). Rural water, natural gas, city sewer and electric utilities are located at the road. Currently zoned Agriculture. Any future zoning uses would need to be approved by the Rowley City Council. 10 acres has been surveyed and split from a larger parcel of land, call agent for details. Great location along paved Rowley Street/County Road D47 within the City of Rowley in Homer Township, Buchanan County, Iowa.

DIRECTIONS: From Rowley, head east on Rowley street to the edge of town. Property is located on the south side of the road. Look for sign.

ESTIMATED TAXES: \$170 Annually

FARM PROGRAM INFORMATION:

CRP Acres: 10
CRP Contract: CP9
Annual CRP Payment: \$1983
CRP Expiration: September 2022

TRAVIS SMOCK

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