

LAND FOR SALE



160 ACRES M/L MARION COUNTY, IOWA



LISTING #13650

PRICE: \$745,000

DESCRIPTION: Are you looking for a cattle/grain combination farm and a place to build? Take a look at this well cared for 160 Acres just outside of Pleasantville. This farm has 88+ FSA tillable acres with a 62.9 CSR2. 48 of the tillable acres are currently seeded down to hay. The remaining 40 acres are in beans for 2016. The farm is cash rented and the new owner will receive the last half of the cash rent in the amount of \$8,062. The remainder of the farm is in open pasture. The buildings on the property include a 40x72x16 machine shed set up for a shop and equipment storage. There is also a 30x50 open front cattle barn with some working facilities and a smaller open front machine shed. There is also a small garage that could be used for an office. There plenty of options for watering livestock with a pond, a creek and rural water all available. There are some amazing sites to build a large pond and the views go on forever. Come check it out.

DIRECTIONS: From the corner of Hwy 5 and G40 in Pleasantville go east 4 miles on G40 to 75th avenue. Go north on 75th one mile to the property on the east side of the road. There are no signs on the property.

TAXES: \$3,539 Annually

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