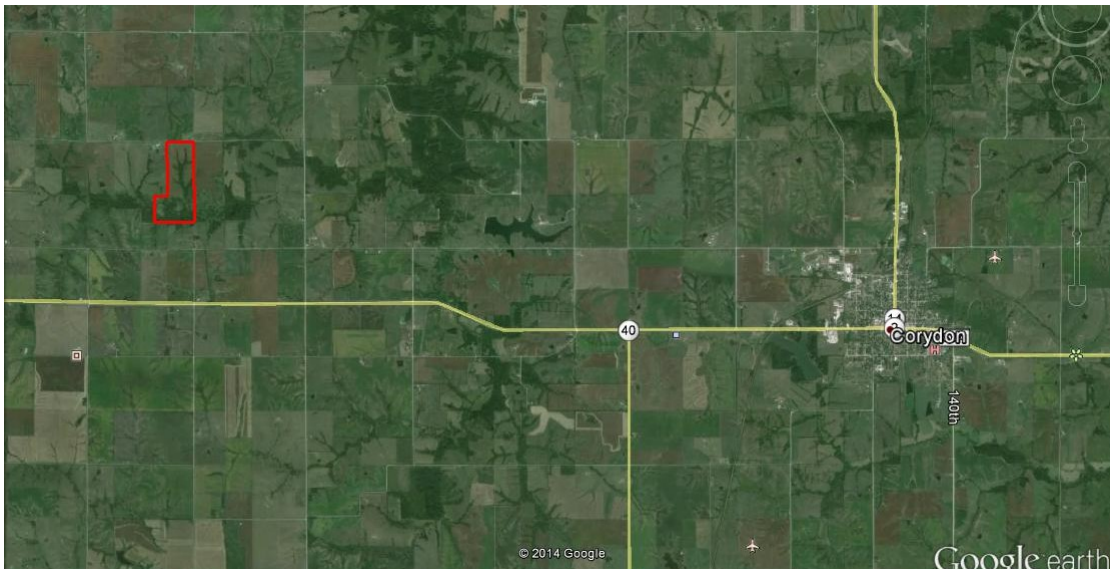
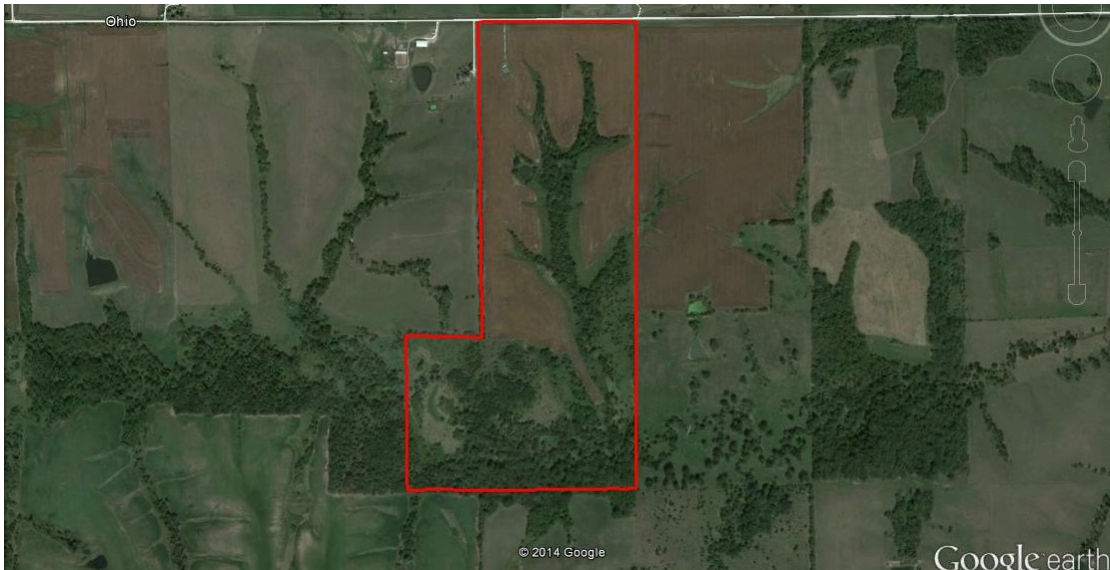


LAND FOR SALE



140 ACRES M/L WAYNE COUNTY, IOWA



LISTING #12314

PRICE: \$553,000 (\$3,950/Acre)

DESCRIPTION: 140 Acres Wayne County income producing combination farm and nice cabin. The farm offers 28.1 acres of CRP paying \$5,414 annually expiring in 2023, 55 acres m/l in row crop with a weighted average CSR2 of 44.4. The remaining 60 acre m/l is heavily wooded timber full of wildlife. The gable style cabin, built in 2007 offers an open floor plan with over 1500 square foot, very nice kitchen, and a full bath. The loft can accommodate a large group of hunters comfortably. The lean-to garages on both sides of the cabin offer storage for ATVs and other toys with a warm place to process game.

DIRECTIONS: From Corydon, IA: Take Highway 2 west to 80th Avenue. Go north on 80th to Ohio St. Take Ohio St west. The property is on the south side of Ohio. Look for Signs.

TAXES: \$2,114 Annually

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