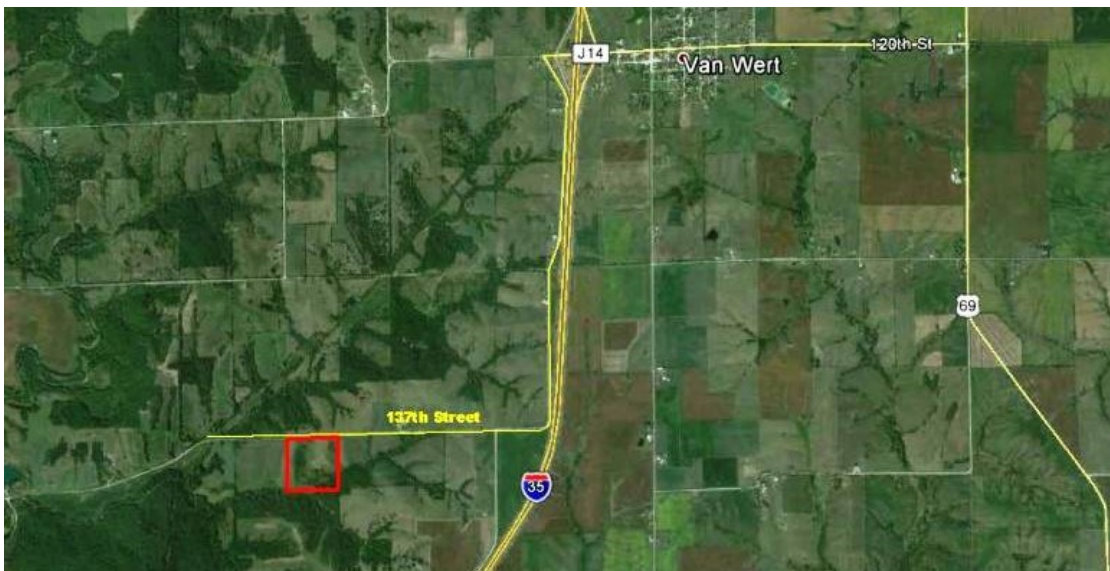


LAND FOR SALE



40 ACRES M/L DECATUR COUNTY, IOWA



LISTING #11960

PRICE: \$128,000 (\$3,200/Acre)

DESCRIPTION: This is what you are looking for. Presenting 40 acres m/l in the heart of whitetail country. Premier location located next to, but not adjoining; 2200 acres of DNR managed public hunting. This property offers \$1403 of annual CRP income, two nice fishing ponds and enough timber & bedding to lure large mature deer. Decatur is one of Iowa's top trophy hunting counties and this property is connected to one of the largest blocks of timber in the county. This 40 acre farm has everything you can ask for without the expense of purchasing larger tracts. Be in a tree stand in less than an hour from Des Moines with quick interstate access.

DIRECTIONS: From Interstate 35, take the Van Wert exit west to Frontage Road. Take Frontage Road south 2 miles to 137th Street. The property is on the south side of 137th St. Look for signs.

TAXES: \$348 Annually

KENNY HERRING

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