

200 Acres M/L Madison County, Iowa



Price: \$482,500
\$2,412.50 / Acre

Description: 200 acres of prime deer and turkey habitat just 5 miles off I35. There are 55 acres currently enrolled in CRP which expires in 2012. It has been re-bid at \$169/acre on a ten year contract starting in 2013. Heavy cedar thickets and big draws are great bedding areas and enough crop ground for food plots and both a pond and creek for water. Nice storage shed for all the toys. Make this farm your personal playground.

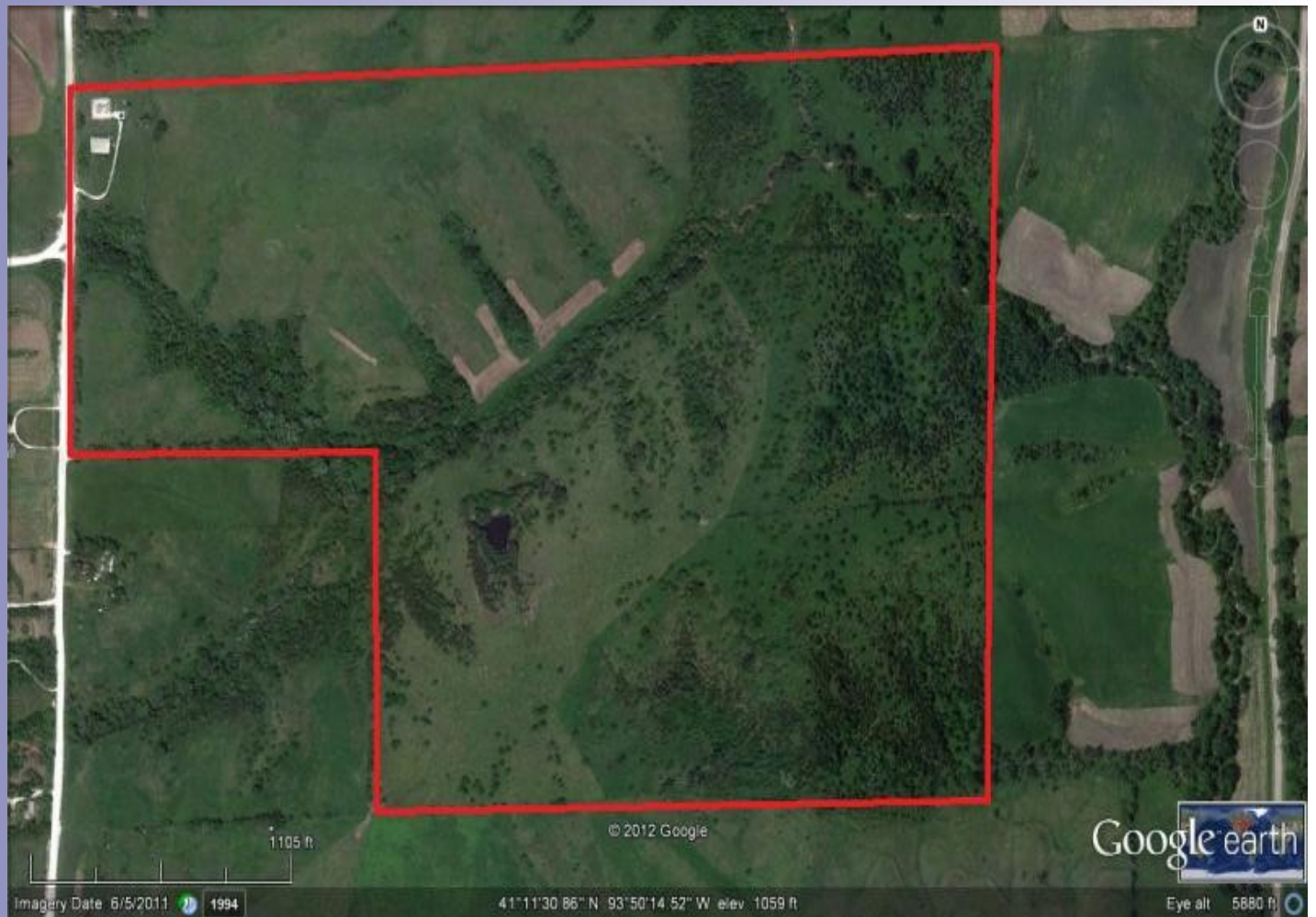
Farm Program Information:
197.5 Farm land acres
55.3 Cropland acres all enrolled in CRP

Legal Description: NW 1/4 SW 1/4, E 1/2 SW 1/4, W 1/2 SE 1/4 Section 22 Township 74 North Range 26 West Madison County Iowa

Directions: From Des Moines: Take I35 to the Truro exit. Go West on Truro Rd to Truro. Take Valley View Road South 1 mile to the property.

Taxes: \$1820.00

Daran Becker
P: 515.961.0247
C: 515.979.3498
Daran@PeoplesCompany.com



Additional information can be found on our website: **LISTING # 10515**

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