



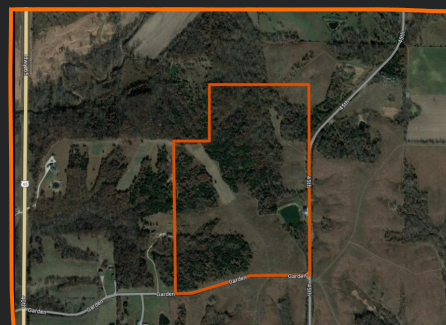
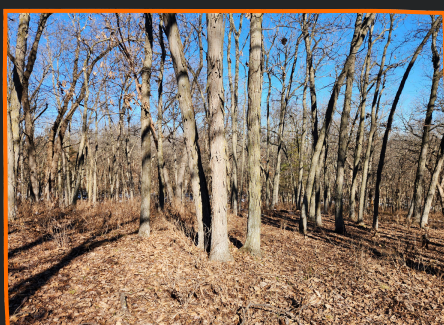
FARM & REC

REAL ESTATE

LAND FOR SALE

**104 +/- ACRES
WAYNE COUNTY, IA
JEFFERSON TOWNSHIP**

**PRICE:
\$995,800**



LAND OVERVIEW

Located in Wayne County, IA lies these 104 +/- acres with a newly constructed 48' by 50' fully finished shouse. The property offers stunning views over a fully stocked 1.5 acre pond. The shouse features 3 bedrooms, 1.5 baths and a fully heated shop, making it an ideal home or recreational retreat. The land offers fields of native grasses, mature timbered ridgetops and over 30 tillable acres. The area is known for stellar whitetail and turkey hunting, with a notable example being a 210" non typical harvested nearby last fall. The Pond is fully stocked with all main species as well as perch and walleyes. For more information please contact Farm & Rec Broker Glen Salow at 515-494-5560.

PROPERTY FEATURES

- 33.41 FSA tillable acres that qualify for CRP
- Constructed in 2022 48' by 50' fully finished shouse
- 3 bedrooms, 1.5 baths and large open living area with a full kitchen and a 1,150 sq ft finished workshop
- All spray foam insulation with heated floors
- All utilities including rural water and fiberoptic
- All appliances stay
- Two established food plots of clover and rye
- Two oak timber ridge tops with ample amounts of south slope
- Abundant deer and turkey population
- Access points from the South and East
- Located at 2585 45th St. Lineville, IA 50147 - or 90-minutes South of Des Moines.

CONTACT US



641-508-0028
515-494-5560



Sales@farmandrec.com



Farm & Rec Real Estate LLC
18639 65th Avenue
New Virginia, IA 50210
Broker # F06371000