

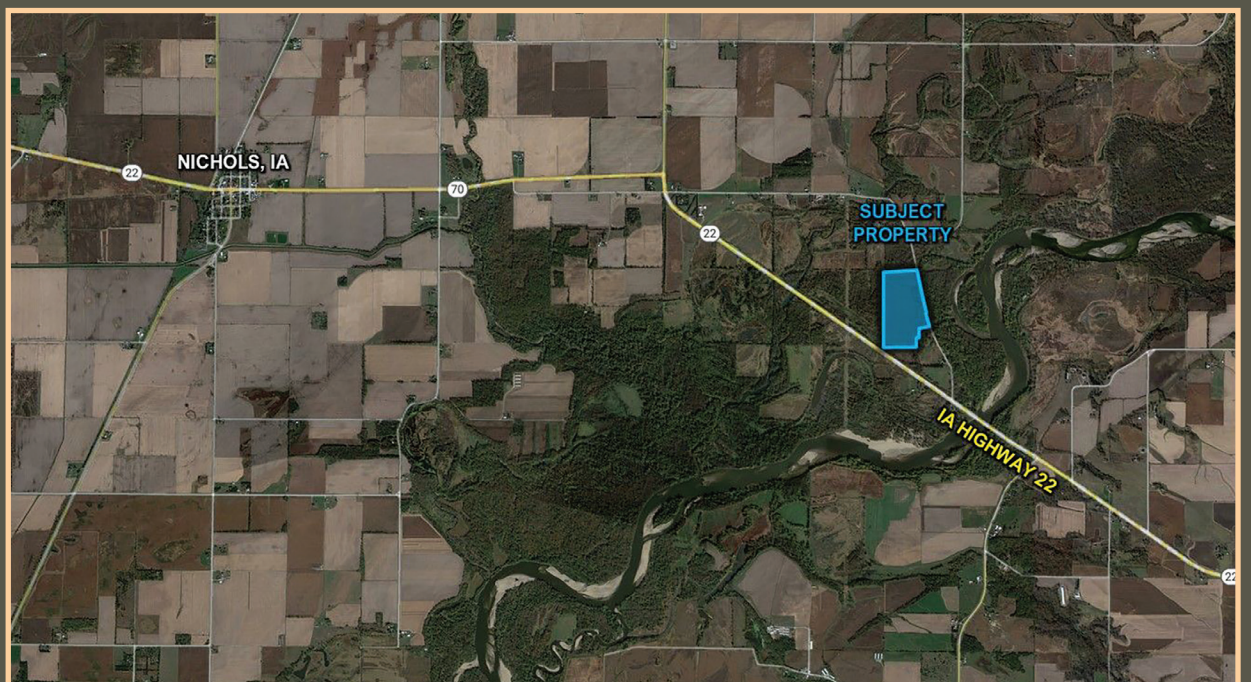
RECREATIONAL FARM FOR SALE

Asking Price
\$474,375

Muscatine County, IA

Peoples Company is pleased to present 82.5 acres m/l located between Nichols & Muscatine, IA. This property is a recreational paradise consisting of 73.75 acres m/l enrolled into CRP with an annual payment of \$15,336. Containing a mix of native grasses allows abundant wildlife to use this property as a travel corridor, including whitetail deer, turkey, pheasants & waterfowl. Whether you are looking for that perfect place to call home, a secluded weekend getaway, or a year-round recreational property, this may be the one that you've been searching for. The farm consists of 73.75 cropland acres carrying a CSR2 rating of 28.2. The property has been in the Fridley family for nearly 78 years.

CRP Info: There are currently 73.75 acres m/l enrolled into CRP with an annual payment of \$15,336. The contracts consist of 25.03 acres m/l enrolled into a CP27 contract expiring September, 2027 and 48.72 acres m/l enrolled into a CP28 contract expiring September 2027. Total CRP Income Totals \$15,336 which at list price presents the buyer with a 3% net return. Call for your private showing today.



FROM NICHOLS, IA: Travel east on IA Highway 22 for 2.5 miles. At the stop sign turn south and continue on Highway 22 for another 2.5 miles. Turn north on Iron City Avenue and travel north for a half mile. The property will be located on the west side of the road.

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Listing #18237



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