

**199 ACRES+/-**

**BREMER COUNTY, IA**



**Listing Price: \$1,208,030 or \$6,070/acre**

**#1846 Farm**

199 +/- deeded acres just south of Waverly Iowa. The farm is located along the south side of Highway 218. The farm has a large access off of 250th Street which is great for large equipment. The farm has approximately 185.49 acres of tillable cropland according to FSA records. The soil has an average CSR2 rating of 58.8. This farm lies very close to the Waverly city limits. The location is excellent with great access to a major highway with many potential grain markets nearby. This farm is a nice large tract nearly all tillable that would make a great addition to your farm portfolio or for the investment minded individual looking for strong rental returns while waiting for potential future development and future appreciation possibilities.

#### Property Features

- Close proximity to Waverly, Iowa
- Easy access
- Excellent farming area
- Possible building site for home building sites
- Strong cash rents
- Gently rolling with natural drainage
- Access to many grain markets
- Along major 4 lanes Highway 218

## LANDPROZ

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