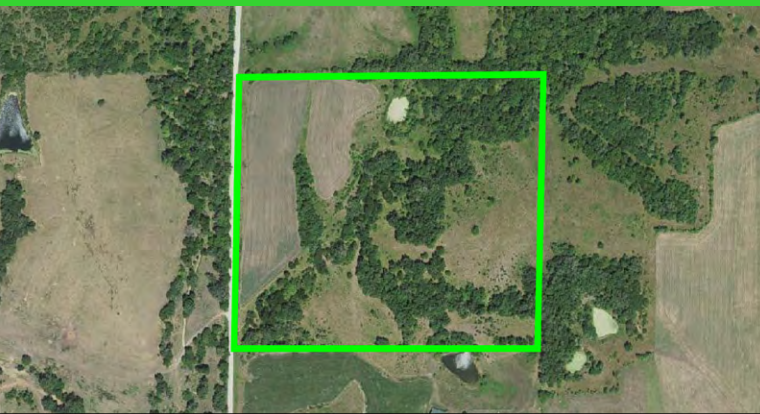


45 ACRES +/- LONG CREEK TWP

LANDPROZ

Agricultural & Recreational Real Estate / Auctions / Farm Management

LAND LISTING Decatur County, IA



#1734 Binning Farm

If you have been looking for a smaller parcel in Decatur County here is your rare chance to own a 45 acre farm. This farm is in an area that consistently produces trophy whitetails and turkeys and is less than a mile from the Dekalb wildlife area which has over two thousand acres of public hunting. This is a beautiful farm that has barely been hunted over the last several years. With a really nice mix of mature hardwood timber and grassy south slope and several open areas for food plots, this property has everything those big Iowa whitetails need. It also has two ponds, one of which is 15 feet deep and will be stocked with crappie and bass. A wet weather creek that flows through the middle of the farm creates a travel corridor and cover. There are 10 acres of alfalfa that is currently being cash rented generating \$1,000 per year and also acts as a food plot. An additional 7 acres that can be cropped or put into alfalfa to produce more income or planted to food plots for the wildlife

Listing Price: \$197,775 or \$4,395/acre

Give Scott Powers a call at 515-480-3008 for more information or to set up a showing

LANDPROZ

SCOTT POWERS

LANDPROZ AGENT
AUCTIONEER
Southern Iowa
515-480-3008
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