

315 ACRES +/- WRIGHT TOWNSHIP

LANDPROZ

Agricultural & Recreational Real Estate / Auctions / Farm Management

LAND LISTING WAYNE COUNTY, IA



Listing Price: \$1,323,000 or \$4,200/acre



For more information contact your LandProz Agent

GLEN SALOW

Land Agent
Southern Iowa
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#1678 Farm

These 315 acres located in Wayne county consists of 248 acres of productive row crop and two large wooded draws. Farm has a newly built machine shed with water, power and automatic overhead doors. A 25,000-bushel grain bin in the SW corner gives you crop storage or additional income from bin rental. Approximately \$80k in improvements from terraces and tile have been done to the property over the last few years. Great access from 7 different points. Farm is bordered by pavement to the south and gravel on the east and west. This is a great rate of return farm with some recreational benefits. For more information or a private showing please contact Glen Salow at 515.494.5560.

- 248 acres of tillable renting for \$200.00 per acre.
 - \$4100.00 income from Bin rental
 - \$5600.00 Income from hunting lease
 - Approximate total farm income \$59,300.00
 - Corn base 170.2
 - CSR2 of row crop acres of 40.9
 - Farm is open for the 2019 farming season
 - 40' by 60' machine shed built in 2008 with water, power, partial concrete floors and automatic overhead doors.
 - Excellent access from 7 different points off road
 - Farm is bordered by pavement to the south, gravel to the East and West
 - Several improvements have been done to the farm in recent years, including terraces, tile and waterways
 - Wooded draws with several mature trees
 - High abundance of wildlife including deer and turkeys
 - One fully stocked pond
 - Annual taxes are \$3558.00
 - Farm is located just East of Confidence or 15 minutes NE of Corydon.
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☎ 515-494-5560

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507-373-5660