

139 ACRES +/- HIGH POINT TWP

LANDPROZ

Agricultural & Recreational Real Estate / Auctions / Farm Management

LAND LISTING Decatur County, IA



#1583 Linder Farm

Location, Location, Location

This 139 acre farm lays in the same section as arguably the best whitetail farm in the country and with only a quarter mile separating the two, you are sure to reap the benefits of this incredible neighborhood. With 104 acres of tillable cash rented for \$150 per acre through 2018 producing \$15,600 in annual income and the option to generate an additional \$2,500 per year if you choose to keep the existing hunting lease making for a yearly income of \$18,100 in 2012 the owners spent \$45,000 in tile and terrace work that greatly improved the tillable acres on the farm and the balance of the property is a trophy whitetail hunters dream with beautiful oak timber thick bedding areas and multiple pinch points for stand locations. You could be wrapping your tag around the antler of a southern Iowa giant this area is famous for. Give Scott Powers a call at 515-480-3008 to schedule a showing.

Listing Price: \$590,750 or 4,250/acre

- Legal Description: Sections 19 and 30 in High Point Twp of Decatur County, IA T-69-N R-24-W
- Latitude/Longitude: 40° 45' 12.75 -93° 39' 9.83
- New Annual Taxes: \$1,752
- Total Cropland Acres: 104 Acres
- Five miles East of Leon on Hwy 2



For more information contact your LandProz Agent

SCOTT POWERS

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Southern Iowa

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