

102.27 ACRES+/-

WOODBURY COUNTY, IA



Listing Price \$511,350 or \$5,000/Acre

#1961 Farm

PROPERTY DESCRIPTION

Nestled in the Loess Hills, off the Danbury Blacktop lies this well maintained 102+/- acre tract offering a range of opportunities. This farm has great long-term income with 72.80+/- tillable acres newly enrolled into CRP paying \$12,157 annually until 9/30/2030. If you're a hunter that enjoys all the seasons, this farm is a must see; offering fantastic deer, turkey, pheasant, and waterfowl hunting with the ability to fish in the off-season. The timber is diverse with rolling topography and the 3-acre pond is stocked with bass, bluegill, and catfish. Less than 3 miles West of this farm is about 2,000+/- acres of public land access for the outdoor enthusiast. If you've dreamt of owning a secluded cabin in the Loess Hills, this would be a great building spot with unbelievable views overlooking the pond.

PROPERTY FEATURES

- 102.27+/- Deeded Acres
- 72.80+/- Tillable Acres
- AVG CSR2 45.3
- Nearly full 10 year CRP contract (annual income \$12,157)
- Close to the Loess Hills National Scenic Byway
- 3+/- Acre stocked pond
- Within driving distance of Sioux City, IA
- Beautiful, secluded views
- Paved Access
- Great hunting & fishing opportunities

LANDPROZ

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