

# LAND FOR SALE

## LISTING #16309

**PRICE:** \$196,375

**DESCRIPTION:** Presenting 15.71 surveyed acres m/l located just east of Lacona in Warren County, Iowa. This White Breast Creek bottom farm has the highest quality soils Warren county has to offer. With 12.15 acres m/l being in row crop production carrying a CSR2 of 91.7. The main soil types are Kennebec Silt Loam and Lawson-Quiver-Nordaway complex. If you are looking for a small hunting property with good income this parcel is it. White Breast River is a huge travel corridor for whitetails during the rut and there is abundant turkey in the area. The farm is open for the 2023 crop year.

**DIRECTIONS:** From Lacona, IA head east on Highway G76. After 3.15 miles turn left down 10th Ave, which is a dirt road. Turn left on 260th Ave for 0.25 miles, it will turn to a dirt path. Continue on the dirt path 0.4 miles along White Breast Creek where you will arrive at the farm.



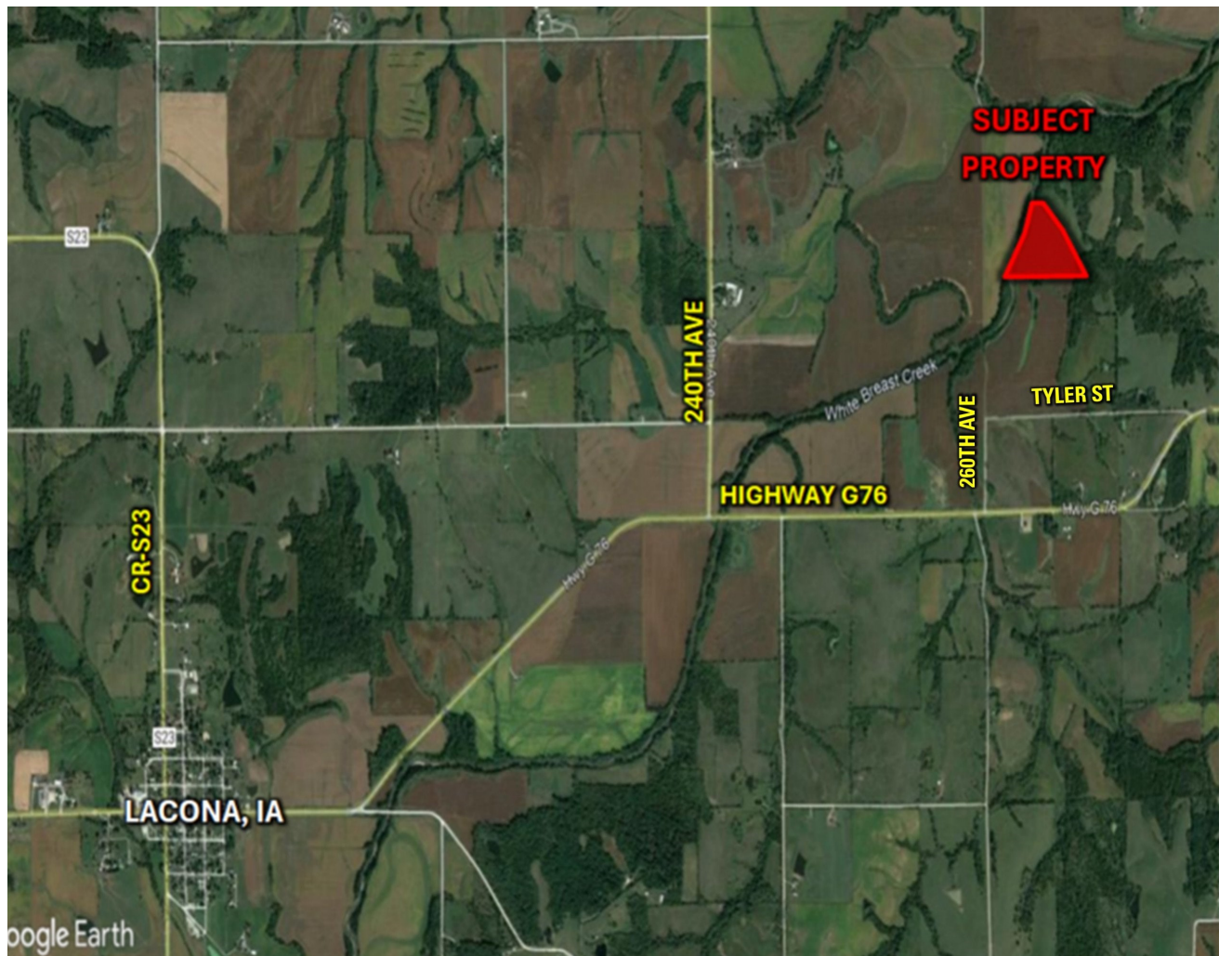
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## 15.71 ACRES M/L MARION CO., LACONA, IOWA



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