



## 195TH STREET, INDEPENDENCE, IA 50644

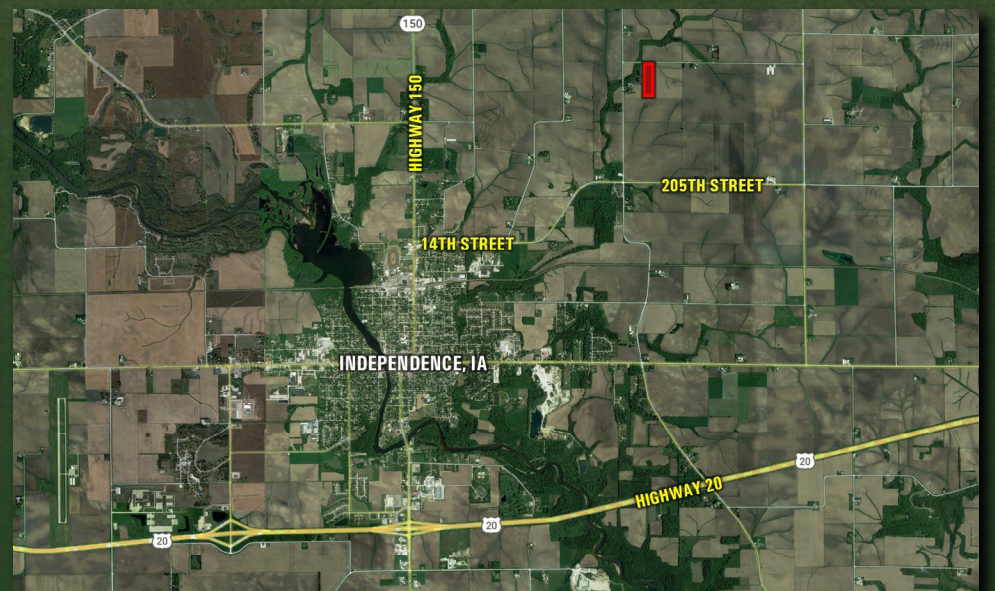
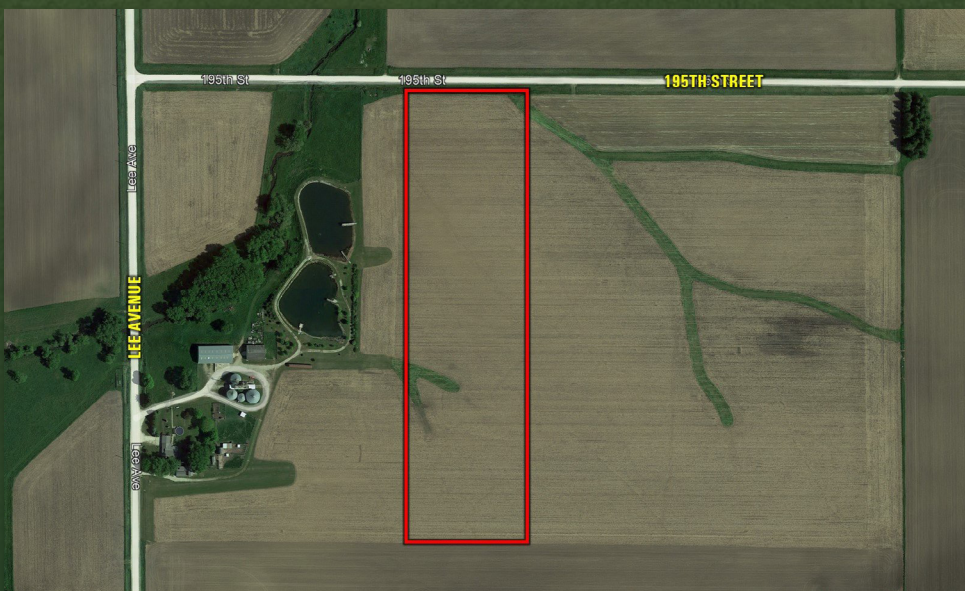
Presenting 15 acres m/l of high-quality Buchanan County, Iowa farmland! This property is nearly 100% tillable with 14.59 estimated cropland acres carrying an excellent average CSR2 rating of 84.3. The productive soil types include the Clyde-Floyd complex and Kenyon loams. The farm is located just northeast of Independence along 195th Street in Section 24 of Washington Township, Buchanan County, Iowa. The Seller would like to restrict the future building of an animal confinement facility on the land. Land will need to be surveyed prior to closing. Don't miss this rare chance to purchase a smaller farm with the opportunity to build a farmstead, add on to an existing farm operation, or make an affordable option for the beginner farmland investor.

### Directions:

From Downtown Independence, IA: Travel north on Highway 150/5th Avenue NE for 1 mile to 14th Street NE, locally known as County Home Road. Head east on 14th Street, which will become 205th Street, for 2 miles to Lee Avenue. Travel north on Lee Avenue for 1 mile to 195th Street. Turn east on 195th Street and after 1/4 mile the property will be located on the south side of the road.

**LISTING #16760 | ASKING PRICE: \$221,750**

# —LAND AVAILABLE— BUCHANAN COUNTY, IA



**TRAVIS SMOCK**

Travis@PeoplesCompany.com | 319.361.8089 | IA LIC # S62642000

2300 Swan Lake Boulevard, Suite 300, Independence, Iowa 50644

