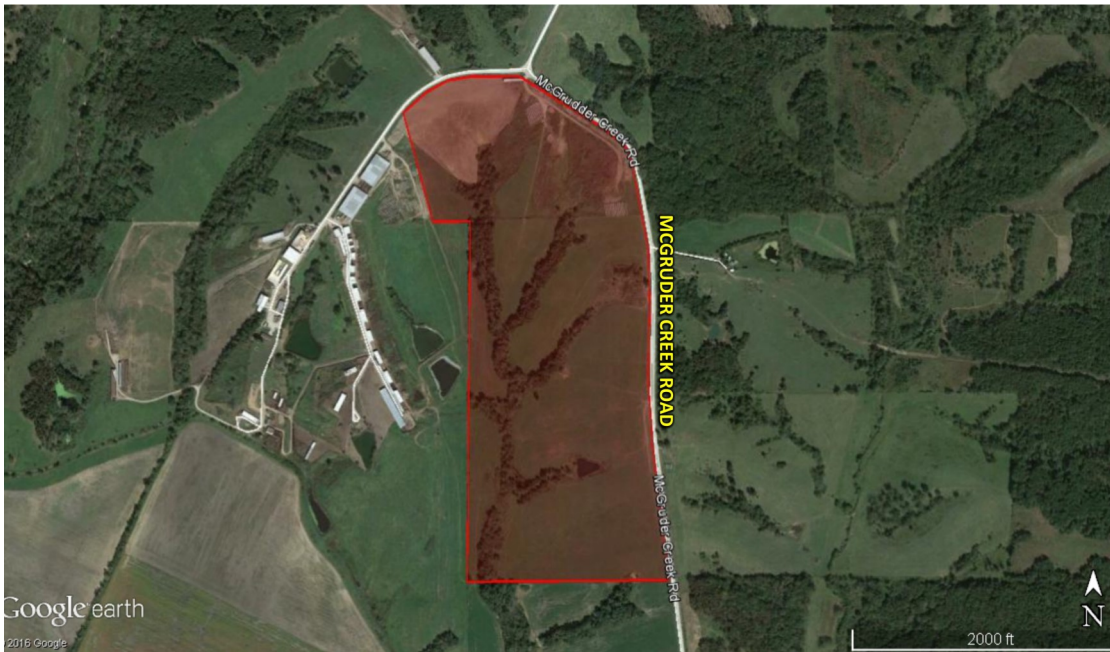


LAND FOR SALE



115 ACRES M/L DECATUR COUNTY, IOWA



LISTING #13542

PRICE: \$368,000 (\$3,200/Acre)

DESCRIPTION: Offering 115 acres m/l (subject to survey) of good Decatur County combination farmland located just 3.5 miles south of Leon, Iowa and adjacent to listing numbers #13541 & #13543. A nice 144 x 16 metal roof building with open sides and concrete feed bunks rests at the north end of this property. There are 2 ponds located towards the south end with timbered draws throughout the farm. This land has been in pasture and hay ground for the last 20 years. The sellers have cash rented the estimated 105 tillable acres to be planted to beans for crop year 2016. This is a nice farm that has some great recreational opportunities along with an income. Rural water is available to this property. Make plans and take a look at this one. Contact the listing agent for more information. Located along McGruder Creek road in Section 20 of Eden Township T-68N R-25-W in Decatur County, Iowa. Watch for signs!

DIRECTIONS: From Leon, Iowa travel south on South Main Street/ Pleasanton Road approximately 1 mile to McGruder Creek Road. Travel southwest on McGruder Creek Road approximately 1.75 miles. Farm is situated on the south and west sides of McGruder Creek Road.

JARED CHAMBERS

C: 641.414.0234

O: 515.222.1347

Jared@PeoplesCompany.com

© 2015 Peoples Company We obtained this information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.