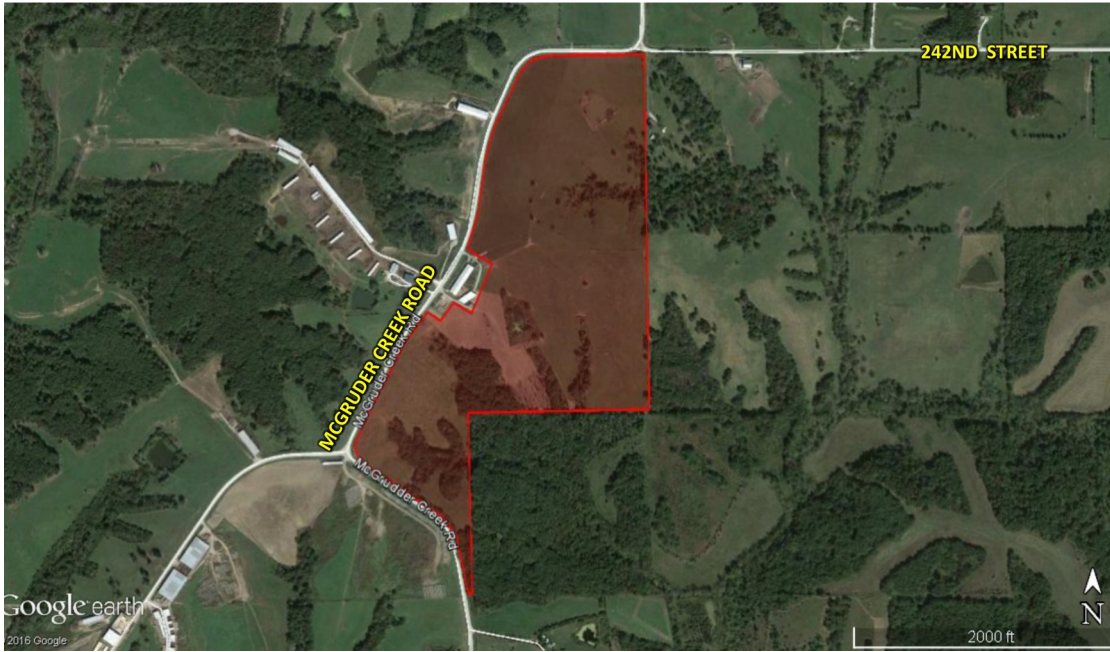


LAND FOR SALE



95 ACRES M/L DECATUR COUNTY, IOWA



LISTING #13543

PRICE: \$304,000 (\$3,200/Acre)

DESCRIPTION: 95 acres m/l (subject to survey) combination farm located adjacent to listing numbers #13541 and #13542. This land represents a good mixture of pasture and hay ground along with timbered draws and ditches which create the perfect funnels for the deer to travel. There are 2 ponds located on this farm that provide an excellent water source for livestock. The south pond is fenced along with a cattle waterer. This is an excellent opportunity to own a spectacular Decatur County, Iowa hunting farm with an income. The sellers are cash renting 80 acres m/l to be put into beans for crop year 2016. Rural water is available to this property. Located just 3 miles south of Leon, Iowa along McGruder Creek Road in Section 17 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 1.25 miles. Farm is situated on the south and east side along road.

JARED CHAMBERS

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