

LAND FOR SALE

LISTING #13831

PRICE: \$261,625 (\$8,250/Acre)

DESCRIPTION: Rare opportunity to buy an affordable tract of productive Buchanan County soil! This 30.5 acre M/L tract will be surveyed off of a larger tract to include nearly 100% tillable acres carrying a CSR2 of 80.7. Soil types include Oran & Basset Loams. Farm is leased for the 2017 crop season. Access is provided by a well maintained easement from Kentucky Avenue. Farm is located southeast of Hazleton in Section 22 of Hazleton Township, Buchanan County, Iowa.

DIRECTIONS: From Hazleton: Head East on Highway C57 for 1 mile to Keokuk Avenue. Travel south on Keokuk Avenue for 1/2 mile around curve onto 122nd Street. After 1/4 mile road will curve onto Kentucky Avenue. Travel south on Kentucky Avenue for 1-1/4 miles. Farm drive is located on the West side of the road. Watch for signs.

TAXES: \$866 Annually

TRAVIS SMOCK

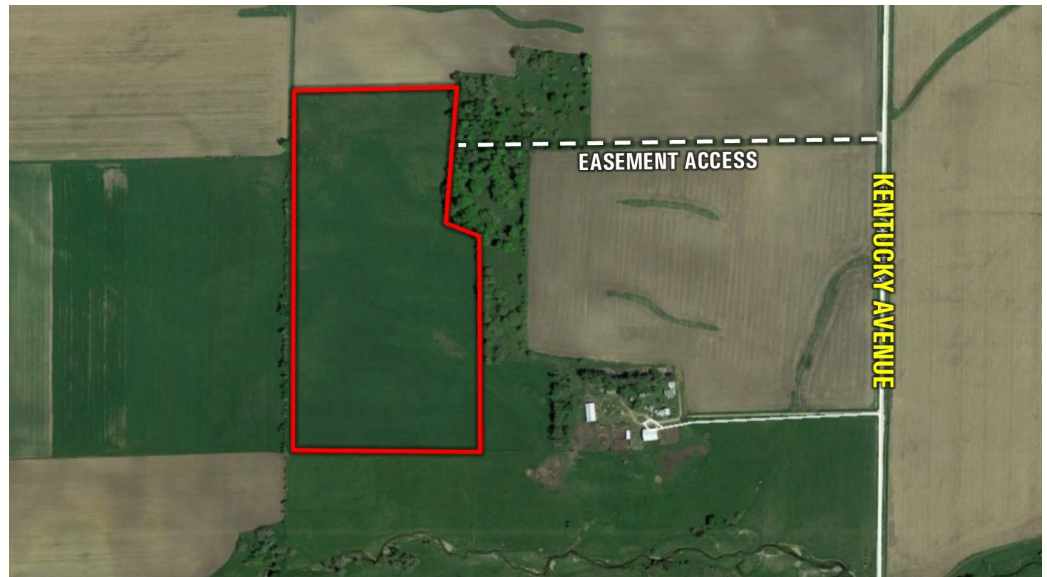
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30.5 ACRES M/L

BUCHANAN COUNTY, IOWA



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