



PROPERTY FOR SALE

Henry County

49.37
ACRES +/-



PROPERTY DESCRIPTION

PRICE: \$698,931

This high quality farm consists of 49.37 +/- acres located just 1 mile southeast of Mt Union in Henry County, Iowa. This is a great opportunity to add to your current farming operation or for the investor who would like to purchase farmland acres in an area where tillable farmland does not come available to the public often. These 49.37 +/- acres are all tillable with the CSR2 weighted average being 72.7 with the majority being kalona and taintor silty clay loam. The farm is open for the 2024 farming season.



JIM DAVIS | SOUTHEAST IOWA LAND AGENT
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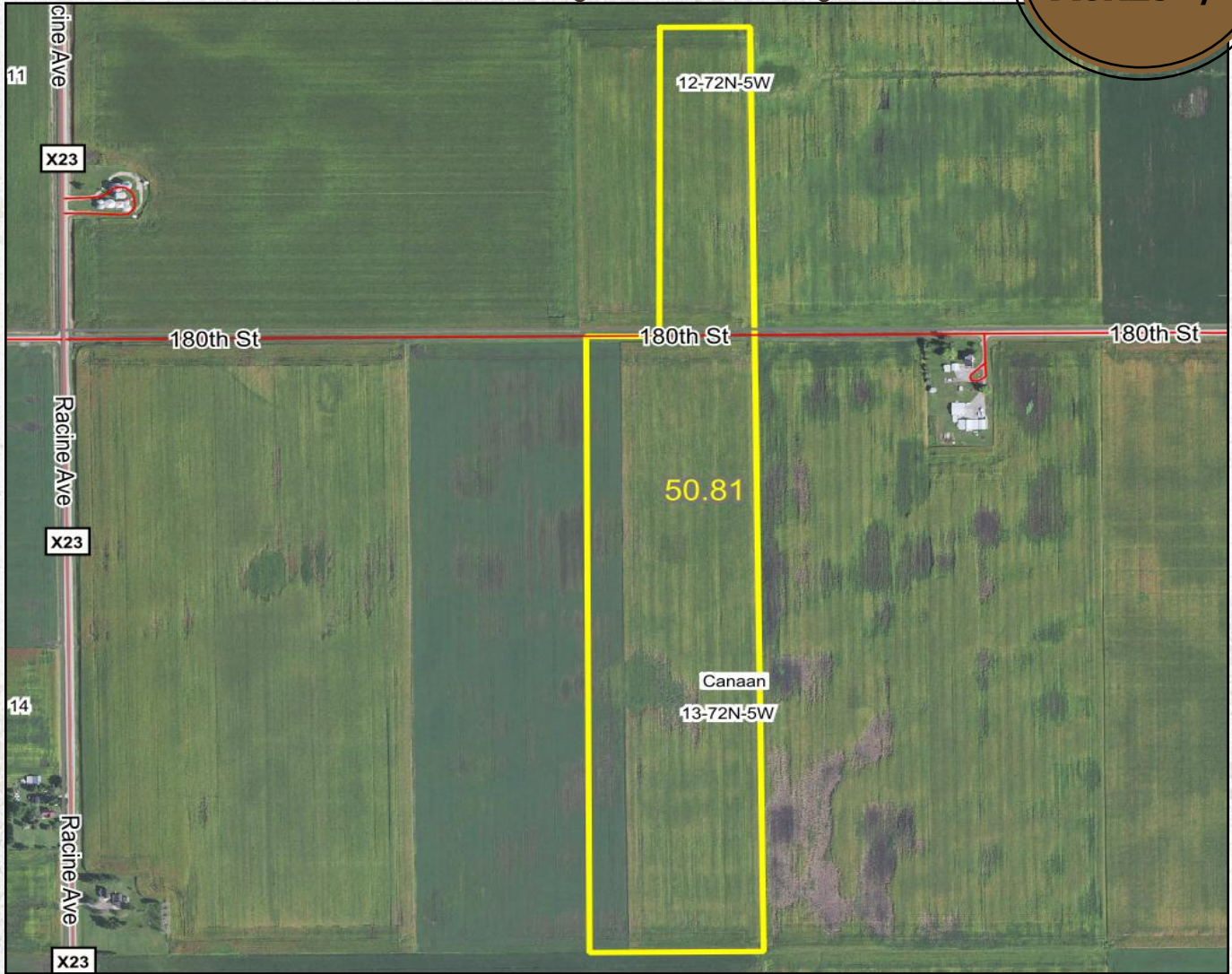
Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322



AERIAL PHOTO

Henry County

49.37
ACRES +/-



PROPERTY SPECIFICATIONS:

Asking Price:

\$698,931 or \$14,157/ Acre

Location:

Drive south on Racine Ace for 1/2 mile. Turn west (left) on 180" St and go 1/2 mile. Farm will be on the North and South side of 180th St.

Legal Description:

49.37 +/- acres located in Canaan Township, Section 12 & 13 in Henry County, Iowa. Exact legal description will come from the deed.

Tax Information:

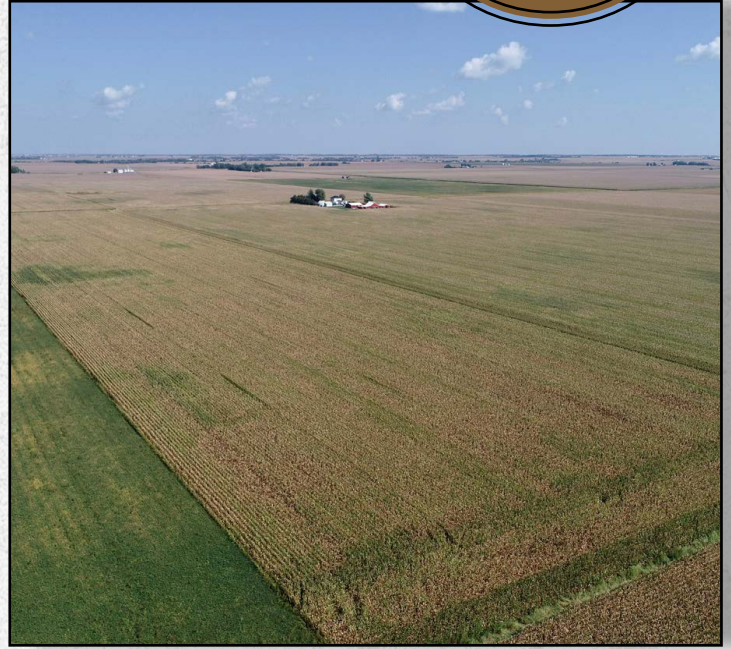
\$1,275 estimated annually



PROPERTY PHOTOS

Henry County

49.37
ACRES +/-







ABOUT US

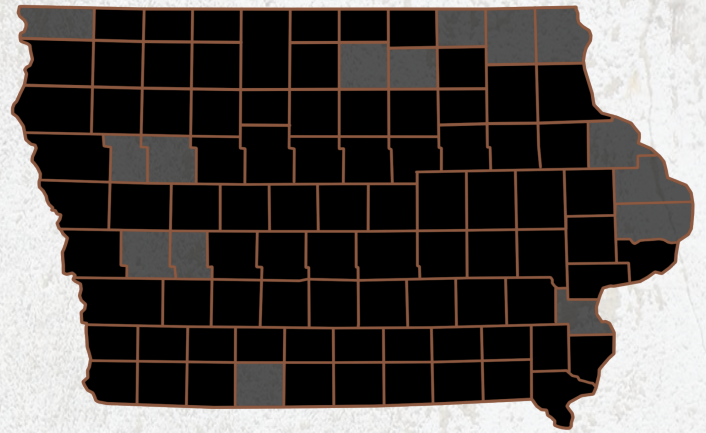
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company



Jim is your local Land Agent for Iowa Land Company. Jim is from Ottumwa, Iowa and has developed strong relationships throughout Southeast Iowa. His commitment to his clients guarantees Jim will work tirelessly on their behalf, whether selling or buying. *"My goal is to be your trusted land source throughout Southeastern Iowa. I look forward to the opportunity to work for you and your family."*

-Jim Davis

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Branded in Land