



LAND FOR SALE

Marion/Warren County

91.75
ACRES +/-



FARM DESCRIPTION

PRICE: \$633,075

Here is a very secluded 91.75 +/- acre recreational hunting farm located 2. miles Southwest of Pleasantville, Iowa on the Marion/Warren County Line. This farm lies in a big section and offers one of a kind seclusion. The surrounding area has plenty of solid habitat to house an abundant whitetail population and grow big deer! The property has 44.7+/- highly productive farmland acres carrying a CSR2 of 73.9. The tillable acres provide a nice annual return to cover taxes and hunting improvements on the property. The remaining balance consists of thick timber and creekline cover. Whitetail deer and turkey are abundant in the surrounding area. County road 15th ave is no longer maintained and is the easement access to get into the property. A concrete rail line crossing offers good entry and exit into the middle of the property. There is an over rail line easement access which is the entry point for the property. Establish a couple foodlots and you're ready for season. If you're looking for an affordable property that offers high end deer hunting look no further! A great feature of this farm is over 90% of the farm can not be seen from the road. Lines in photo are approximate. Give Land Broker Matt Skinner or Luke Skinner a call today to set up a private showing!



LUKE SKINNER | LAND BROKER
Luke@IowaLandCompany.com
515-468-3610

Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322

MATT SKINNER | LAND BROKER
Matt@IowaLandCompany.com
515-443-5004



AERIAL PHOTO

Marion/Warren County

91.75
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$633,075 or \$6,900 Per Acre

Location:

From Pleasantville, Iowa travel Southwest on HWY G40, 1.25 miles. Turn right or go west on HWY 92 .75 miles. Turn left or go south on 18th ave which will turn west into Jesup St. Travel west on Jesup St. .30 miles. For sale signs are located on the property

Legal Description:

91.75 +/- acres located in Marion County, Iowa; Pleasant Grove Township, Section 30 and Warren County, Iowa ; Union Township, Section 25. Exact legal will come from the abstract.

Tax Information:

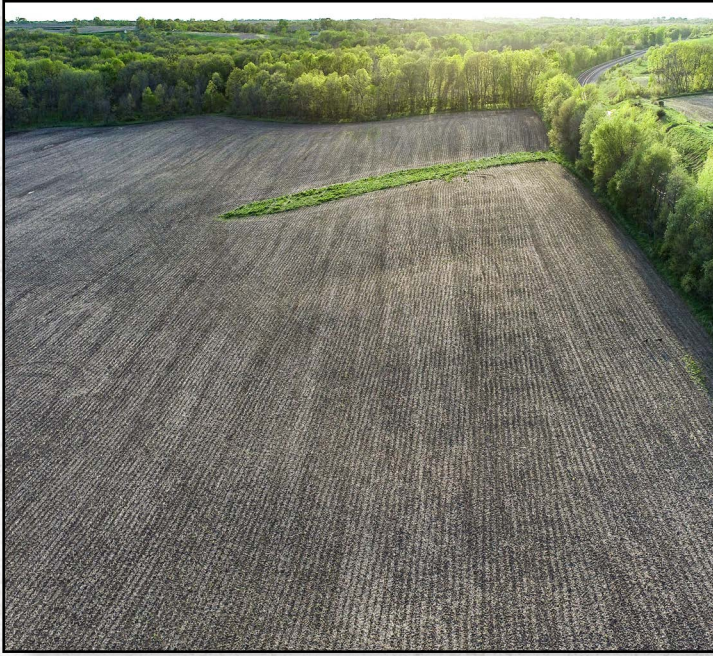
\$3,528 +/- annually estimated



PROPERTY PHOTOS

Marion/Warren County

91.75
ACRES +/-








ABOUT US

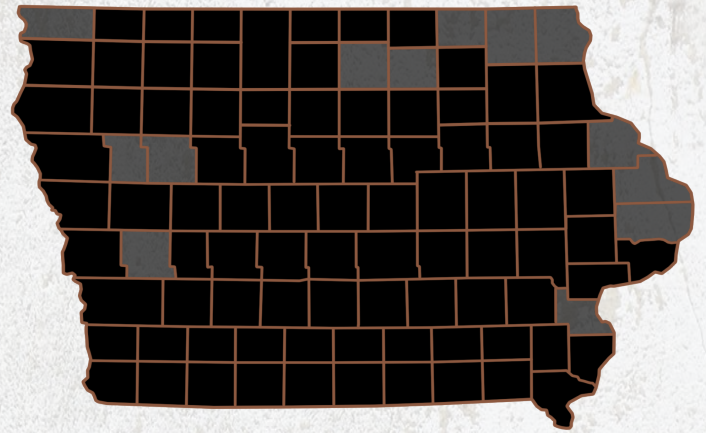
We are Iowa Land Company

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



Luke and Matt are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Cody and Nick Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



LUKE SKINNER | LAND BROKER
Luke@IowaLandCompany.com
515-468-3610

Branded in Land

MATT SKINNER | LAND BROKER
Matt@IowaLandCompany.com
515-443-5004