



# PROPERTY FOR SALE

Wapello County

**107**  
ACRES +/-



## PROPERTY DESCRIPTION

**PRICE: \$589,000**

Welcome to a remarkable 107+/- acre property located in the heart of Wapello County Iowa. This 107+/- acre Southern Iowa farm offers a trifecta of exceptional farm versatility and future long-term value. Whether expanding your current livestock operations, developing a diversity of farm use or investing in a sound investment in Iowa agriculture. The farm features approximately 32+/- acres in hay production with a CSR2 of 59.6. There are approximately 65+/- acres of pasture ground with new seeding from an NRCS program. There is strong fencing around the perimeter of the farm with several separate lots to rotate pastures. There are 3 ponds with 1 having a cobett water system and the other has a geo star water system. Excellent access and layout for both crop, hay and livestock operations. There is a beautiful building site on the hill that would be an awesome place and enjoy the sunset over your farm. The hay ground acres are leased on a 50/50 split until March 1, 2027. For more information on this property, call Land Agent Jim Davis. To set up a private showing or for more information on this Wapello County, Iowa property, please contact Land Agent Jim Davis at 641-777-5484.



JIM DAVIS | SOUTHEAST IOWA LAND AGENT  
Jim@IowaLandCompany.com  
641-777-5484

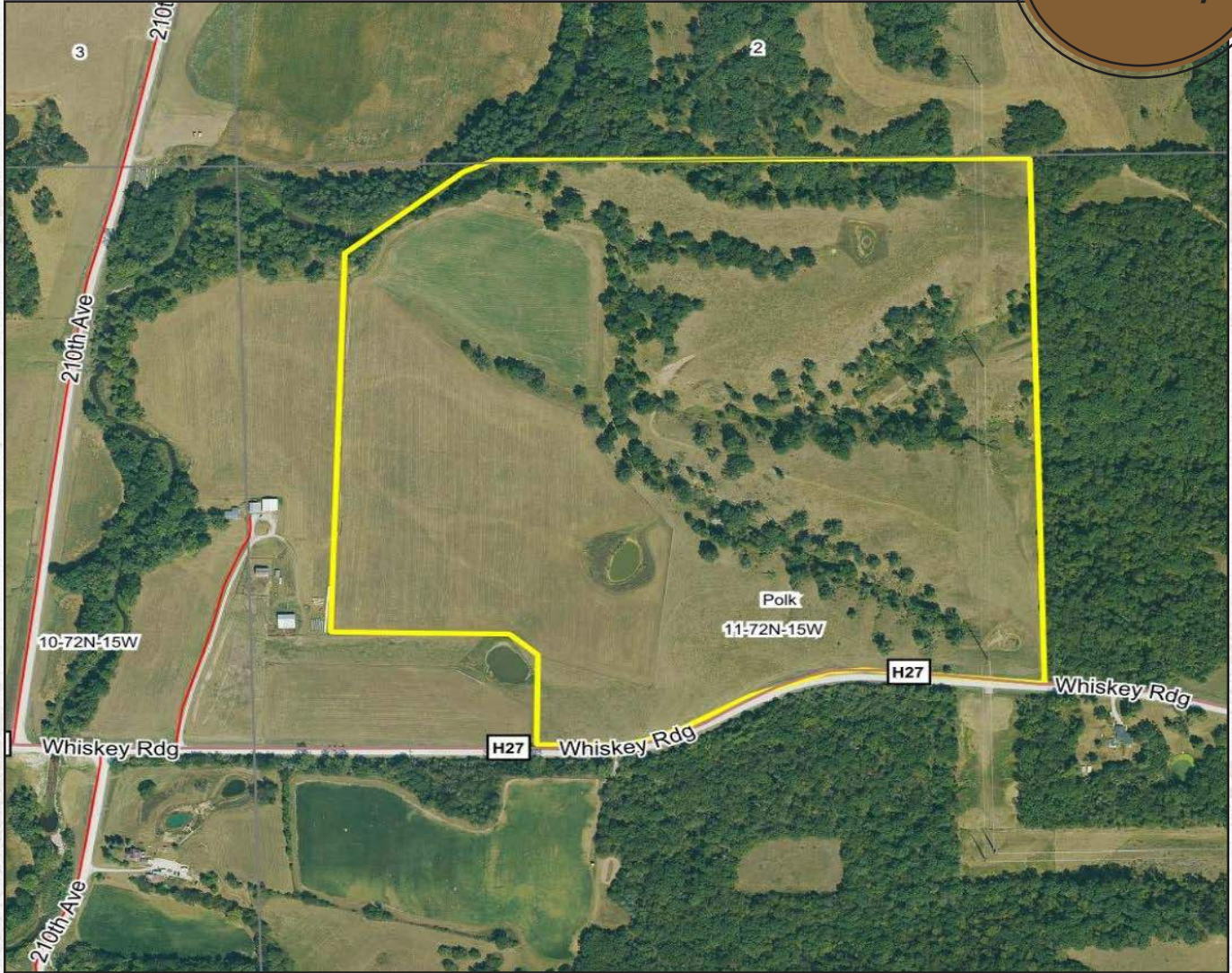
Urbandale Office  
2540 106th St. Suite 201  
Urbandale, IA 50322



# AERIAL PHOTO

Wapello County

**107**  
ACRES +/-



## PROPERTY SPECIFICATIONS:

### Asking Price:

\$589,000

### Location:

From Ottumwa, Iowa, take Hwy 34 west 1 mile turn north on 163, and immediately turn left on 87th. Go 3.5 miles to 194th Ave- turn right (north). Go 1.5 miles to Whiskey Ridge turn left (west), go 1.7 miles and the farm will be on your right-hand side (North).

### Legal Description:

Section 10-72-15

### Tax Information:

Taxes: \$TBA +/- estimated annually

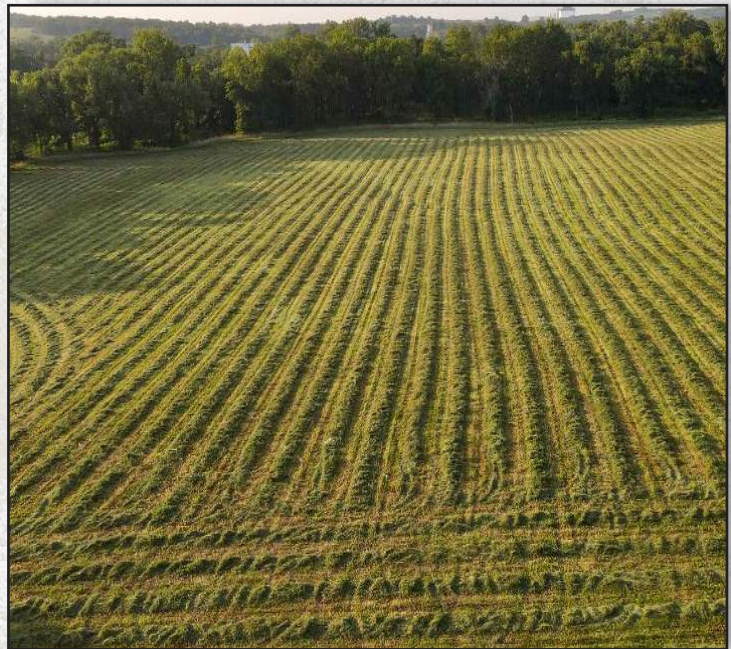
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*Branded in Land*



# PROPERTY PHOTOS

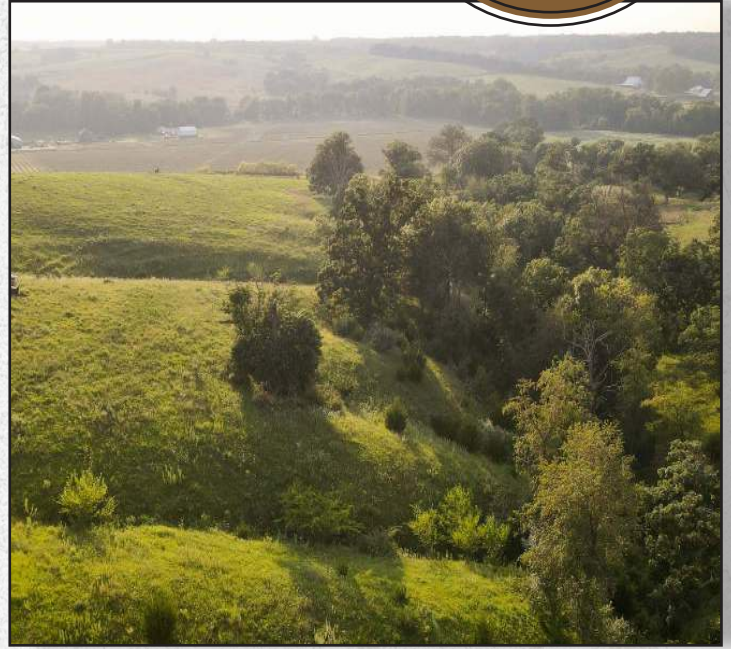
*Wapello County*





# PROPERTY PHOTOS

*Wapello County*








# ABOUT US

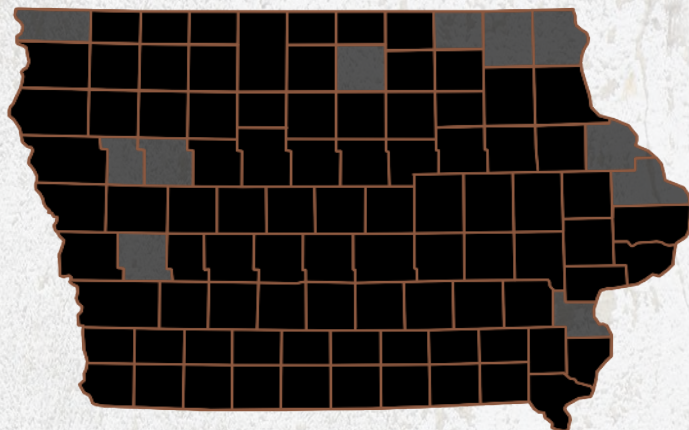
*We are Iowa Land Company*

**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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