

WAPELLO COUNTY,

IOWA

34 ACRES M/L

LISTING #18249



ZEB GUINN

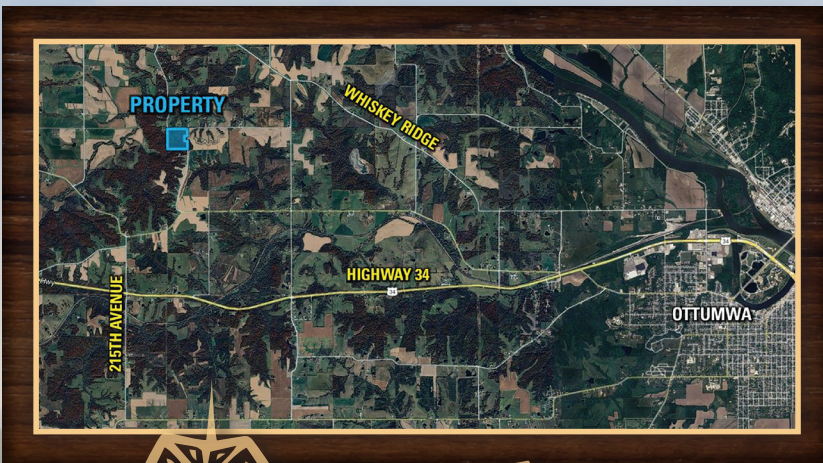
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JOHN REBURN

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WAPELLO COUNTY, IOWA

This rural Wapello County property offers an incredible opportunity to own a piece of America's Heartland. Whether you are looking for a prime whitetail hunting spot or a picture perfect site to build your home, this is the ideal property. Nestled in the scenic hills, this tract offers 19.85 FSA tillable acres providing potential income to the owner with the balance being mature standing timber teeming with wildlife. Located in big buck country and surrounded by a mix of row crop, hay, and timber, this tract has the potential to draw the right species in all seasons. Whether you're looking to expand some farmable acres, boost your hunting options, or build your new home, this property can do it all.



DIRECTIONS

From US 34: Turn North onto 208th Avenue. In 1/2 mile, continue east on 87th Street. Continue for 3/4 miles until intersecting 208th Avenue. Take a sharp left turn north onto 208th Avenue and continue for approximately 1 mile. Property will be on your left.

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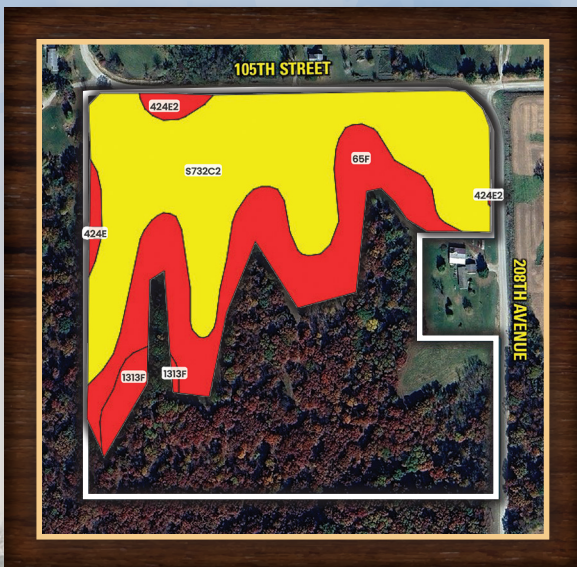
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TILLABLE SOILS MAP

Code	Description	Acres	% of Field	CSR2
S732C2	Weller silty clay loam	11.50	62.72%	59
65F	Lindley loam	5.70	31.06%	17
1313F	Munterville silt loam	0.60	3.27%	5
424E2	Lindley-Keswick loams	0.32	1.74%	24
424E	Lindley-Keswick loams	0.22	1.20%	24

Average: 43.1

208th Avenue
Ottumwa, IA 52501

ASKING PRICE: \$245,000

NET TAXES: \$752.00



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listing online!**



12119 Stratford Drive
Clive, IA 50325



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