

SOLD



Beautiful 200 Acres In Southern Iowa

200 +/- Acres | Wayne County, IA



ADDRESS

0 40th St.
Lineville, IA 50147

LOCATION

Take Birch road east out of Lineville,
IA and turn north on 40th Street

PROPERTY SUMMARY

Great combination farms in southern Iowa do not hit the market that often. This 200 +/- acre Wayne county property offers great hunting with excellent income. The property roughly breaks down as 123 FSA tillable acres, 10.62 acres of CRP, 52 acres of timber, and the balance in grass/brush. This diverse habitat provides for all the cover and food that the local wildlife could want. The trail camera history will show that the deer love to use the farm and the turkey hunting is amazing as well. The mixture of cover and open ground make for plenty of good spots for food plots and strategic places to hang tree stands to ambush one of the legendary southern Iowa giants that the area is known for.

Wanting some help making the payment? Between the 123 tillable at \$190/acre and the 10.62 CRP at \$199.26 this farm generates \$25,486 and could be more if a hunting lease is added. You will search long and hard to find such a great hunting farm with this level of income. This farm truly has it all and if you

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