

SOLD



Secluded Nishnabotna River Farm

54.26 +/- Acres | Shelby County, IA



ADDRESS

0 Juniper Rd.
Harlan, IA 51537

LOCATION

From the intersection of Highway 59 and Street 58 south of Harlan, IA travel .5 mile West on Street 58, then South on Juniper Rd for 2 miles. Farm is on the East side of the road at the end of a quarter mile long dirt road.

PROPERTY SUMMARY

Take a look at this incredible 54+/- acre Shelby County, Iowa farm! The property is located 6 miles South of Harlan, situated along the Nishnabotna River at the end of a 1/4 mile long, dead-end road. The farmland consists of 14.85+/- highly productive tillable acres with a CSR2 of 85.7. The remaining 39.41+/- acres consist of mature timber containing oak, black walnut, maple, and cottonwood. Converging creeks run through the North 20 acre parcel, which acts as a sanctuary for wildlife. The unique topography of this river bottom tract offers multiple pinch points and long distance vantage points for the avid deer or turkey hunter to be consistently successful. Affordable-size recreational tracts like this with income potential are very hard to come by in the area.

This is your opportunity to own and enjoy a very unique, 1-of-1 farm in Shelby County, Iowa.

Showings by appointment only. Contact Nate Botine at 712-730-0338 for a private

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