

NEW



Curry 69

69 +/- Acres | Des Moines County, IA | \$550,000



ADDRESS

0 Hwy 61
Burlington, IA 52601

LOCATION

9 miles south of Burlington on the south side of Hwy 61 bordering the Skunk River. Turn south on Rock Spring road, cross the RR tracks and turn right to get to the property

PROPERTY SUMMARY

This 69 M/L acre property lies just minutes from Burlington along the Skunk River. A great recreational piece that also offers top quality tillable acres as well as plenty of wildlife using the river corridor. Several pinch points would make ideal setups for whitetails and other wildlife along the river. Currently there are 45 acres being cash rented at \$210 per acre that will extend through the 2026 farming season. An additional income of \$1321 annually from 2 CRP contracts, 6.95 acres, 1 expiring in '25 the other in '29 make this property more attractive. Located just off of Highway 61 this could also be an ideal spot to build, just off the paved road. Whether you are looking for an investment, hunting, fishing or just some seclusion to get away this property checks all the boxes.

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