



# LAND FOR SALE

## KEY FEATURES

**Price** \$339,500

**Purpose** Home, Acreage, Tillable

**Location** 5 Miles Northeast of Eldon, Iowa

### Farm Details

These 29.32 m/l acres are in Eastern Wapello County just 1 mile from the Jefferson County line and 2.7 miles south of Hwy 34. This single-story berm home is surrounded by approximately 30 acres in which 21.41 acres are tillable with a CSR2 rating of 49.6 on the tillable acres. The crop ground is in bean/corn rotation and is rented for the 2020 season and brings a yearly income of roughly \$7,000.00. The house is 2424 sq. ft and built in 2008 with 3 bd, 2 ½ baths with an office that could easily be another bedroom. The kitchen is open, bright, and beautiful waiting for the next chef. The master bedroom is HUGE and the master bath has a large walk-in shower. This south facing house has an awesome view out the large windows in the living room and kitchen.

## Land Agent



**Jim Davis**  
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## WAPELLO COUNTY, IA 29.3 +/- ACRES WITH HOME





## Location Notes:

### From Ottumwa, IA

- Hwy 34 east, turn south (right) on Washington Rd.
- Go approximately 2.5 miles to 50th Street and turn east (left)
- Go approximately 1/8 mile and house will be on your left.
- Home address is 1825 50th Street Eldon, Iowa 52554



# PROPERTY PHOTOS



## Property Highlights

- 29.32 +/- Acres With Home
- Home and Barn built in 2008
- 3 Bedrooms
- 2.5 Baths
- 2,424 Square Foot
- Newer Appliances
- Geothermal Heating
- Huge Master Bedroom



## Additional Notes:

### Property Highlights

- 36x36 Mortan building
- Horse Stalls
- Attached shed for extra storage
- 21.4 +/- Tillable Acres
- \$7,000 income from row crop
- Cardinal School District
- Close proximity to Ottumwa, Iowa and Fairfield, Iowa