



LAND FOR SALE

HARRISON COUNTY, IOWA

139.5
ACRES +/-



FARM DESCRIPTION

\$1,300,000

Iowa Land Company is pleased to offer this very unique opportunity in Harrison County, Iowa. The hills of western Iowa are known for spectacular views, public walking access, and tons of public hunting possibilities. Located deep in a big timber section, this western Iowa farm provides ample opportunity for the perfect relocation property or a nice midwestern getaway for one looking to semi-retire and have their own slice of heaven. The property consists of 139.5 +/- acres of rolling timber, native grass ridge top fields, and creek bottom timber. A beautiful, long lane leading up to a custom built home with all your toys in the large steel shed ready to go for year around country living; what more could you ask for. We have had the opportunity to market many farms throughout the years, and this farm is truly a western Iowa gem.



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AERIAL PHOTO

HARRISON COUNTY, IOWA

139.5
ACRES +/-



Price and Terms

\$1,300,000

10% down upon acceptance of offer: balance in cash at closing

Location:

Address - 2479 173rd St. Woodbine, IA 51579

Legal Description:

139.5 +/- Acres located in Section 2 Magnolia TWP Harrison County, IA Exact legal to come from farm abstract.

Tax Information:

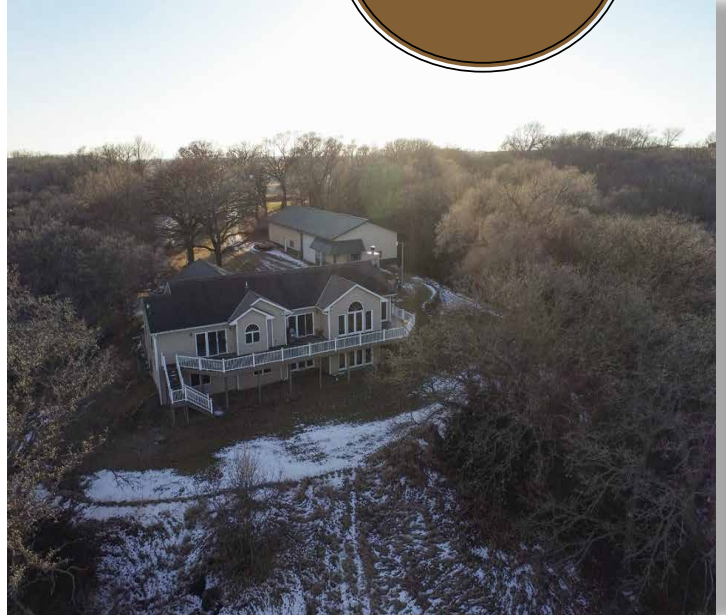
Taxes \$8,074 estimated annually – Some timbered acres are in the timber reserve program.



HOME PHOTOS

HARRISON COUNTY, IOWA

139.5 +/-
ACRES



The home was built in 2009 spanning 2,455 Sq Ft on the main floor and offers a nice open floor plan with a real wood fireplace in the main living area. An additional 1500 Sq Ft of finished living in the basement. The home offers three beds and three full baths. The master bedroom has a nice full bath with a walk in closet and heated tile floor. The views from the north facing side of the house are fantastic overlooking the scenic valley.

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BRANDED IN LAND

MATT SKINNER | LAND BROKER
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PROPERTY PHOTOS

HARRISON COUNTY, IOWA

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