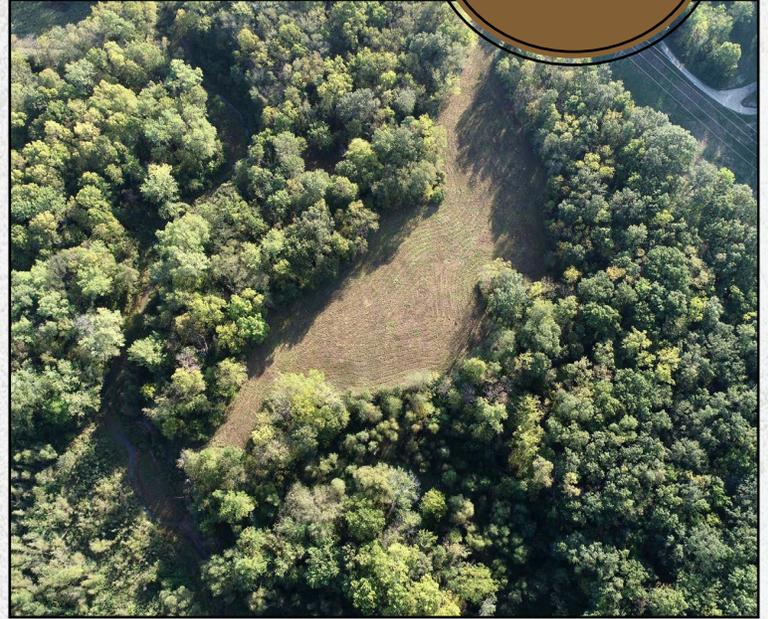




PROPERTY FOR SALE

Wapello County

17
ACRES +/-



PROPERTY DESCRIPTION

PRICE: \$152,900

These 17 +/- acres are located just 2.5 miles south of Ottumwa on hard surface road and will make a fantastic place for the perfect weekend getaway close to town. There is standing timber, village creek running through the north part of the farm, 5 acres of CRP expiring in 2026, hidden fields, and existing mowed paths which makes it easy access in and easy out of the farm. Small tracts close to town on hard surface roads don't come up very often! Don't let this one get away.

Contact Land Agent Jim Davis for your personal showing of this farm.



JIM DAVIS | SOUTHEAST IOWA LAND AGENT
Jim@IowaLandCompany.com
641-777-5484

Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322



AERIAL PHOTO

Wapello County

17
ACRES +/-



PROPERTY SPECIFICATIONS:

Asking Price:

\$152,900 or \$8,994/ Acre

Location:

From Ottumwa, drive south on HWY 63 for 2.5 miles. The farm will be on the west side of the road. Signs leading to the property.

Legal Description:

17 +/- acres located in Keokuk Township, Section 18-71n-13w in Wapello County, Iowa. Exact legal description will come from the deed.

Tax Information:

\$118 estimated annually



PROPERTY PHOTOS

Wapello County

17
ACRES +/-





ABOUT US

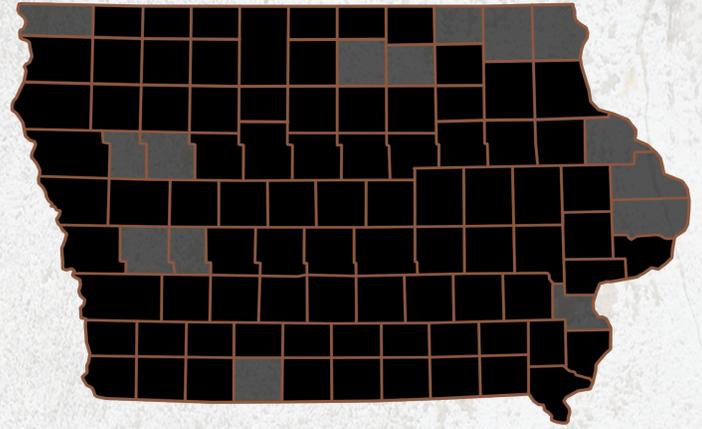
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS" *-Iowa Land Company*



Jim is your local Land Agent for Iowa Land Company. Jim is from Ottumwa, Iowa and has developed strong relationships throughout Southeast Iowa. His commitment to his clients guarantees Jim will work tirelessly on their behalf, whether selling or buying. *"My goal is to be your trusted land source throughout Southeastern Iowa. I look forward to the opportunity to work for you and your family."*
-Jim Davis

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Branded in Land