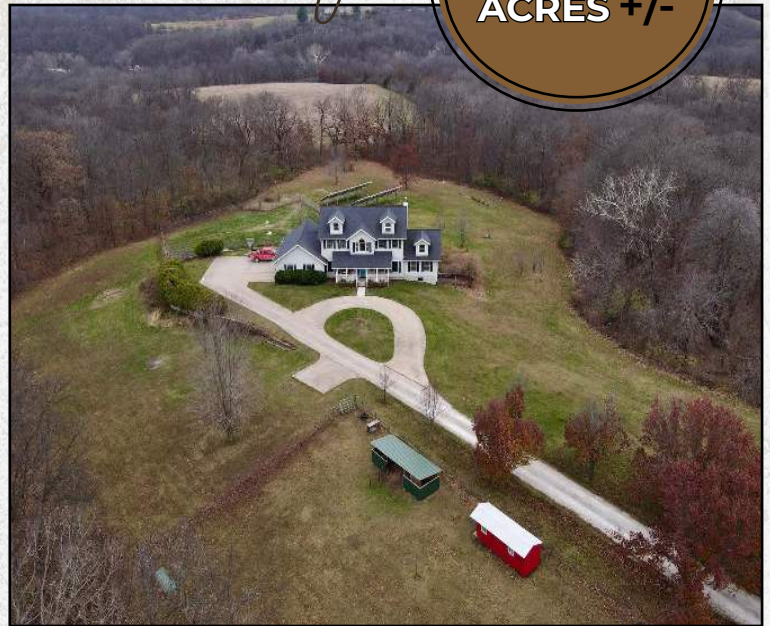




# PROPERTY FOR SALE

Wapello County

**51**  
ACRES +/-



## PROPERTY DESCRIPTION

**PRICE: \$760,000**

Located in Wapello County, - Agency, Iowa is a modern home that sits on 51+/- acres of paradise! Imagine driving down your ¼ mile private tree-lined driveway to your 2-story 3,232 sq ft home, having coffee in the morning on your covered front porch, walking out of your back door and hunting. Imagine having the hobby farm you always wanted. Well, you can have this and more! This 4 bedroom 4 ½ bath home has enough room to entertain family and friends inside and out. The minute you walk in the front door you notice the quality and personality of this luxury home. Built in 2002, this executive home has 3,232 sq ft of living area. The home is main floor living and has many features that include a gorgeous front entry with a custom tile floor, 9 ft ceilings, large dining room, cozy living room, a stunning primary suite with walk in-closet, beautiful open kitchen concept with plenty of cabinet space, breakfast nook and many windows to let in the natural light and a French Door that leads out onto the back deck. The laundry room is off the kitchen for easy access. The second floor has a large sitting room (which could be made into an additional bedroom by adding a wall), a bedroom with a full bathroom and walk-in closet and 2 very spacious bedrooms with a full bath between them. The finished walkout basement has a large living area, a nonconforming bedroom / hobby room, full bathroom and utility room. The attached 3-car garage has room enough for the family fleet. There is a 40x60 metal building with electric, several outbuildings and good fence for the hobby farmer. The farm currently has Alpacas and could be included in the sell. The home is all electric and has solar panels and Geothermal making the monthly electric bill less than \$20 per month! The farm consists of 51 +/- acres of which approximately 32 +/- acres are timber/draws. There are 6.5 +/- acres that carries a CSR2 of 71 that would make a fantastic food plot! There are plenty of whitetail and turkey on and around this acreage! This is truly private Country Living with peaceful surroundings. Homes of this caliber with acreage do not come available often. To take a personal tour of this home and acreage call Agent Jim Davis at 641-777-5484.



## HOME DETAILS:

- 4 Bedrooms
- 4.5 Bathrooms
- 3 Car Attached Garage
- Built in 2002
- Solar & Geothermal

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

**51**  
ACRES +/-



## PROPERTY SPECIFICATIONS:

### Asking Price:

\$760,000

### Location:

From Agency, Iowa, head south on 80th Ave ¼ mile. Drive is at the end to the right. 62 miles to Iowa City – 72 miles to Des Moines – 171 miles to Kansas City

Address: 6688 80th Ave. Agency, Iowa 52530

### Legal Description:

Agency Township, Section 2-71-13

### Tax Information:

Taxes: \$5,746/ Year Estimated



# PROPERTY PHOTOS

Wapello County

51  
ACRES +/-





# PROPERTY PHOTOS

Wapello County

51  
ACRES +/-





# ABOUT US

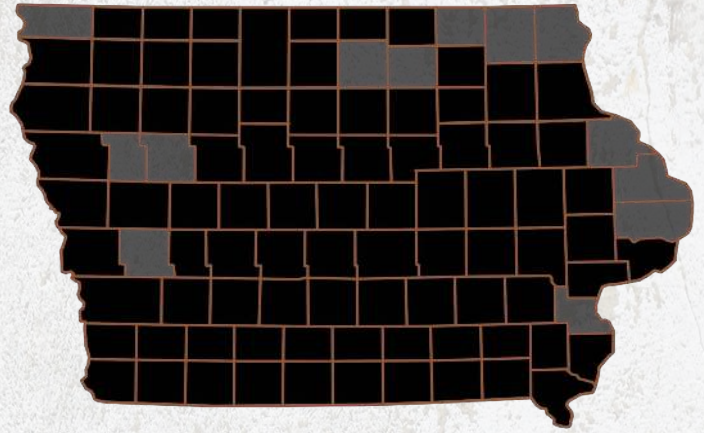
*We are Iowa Land Company*

**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*