



182.14 TAXABLE ACRES

LEON, IA

This 182.14-acre Iowa farmland property presents an excellent opportunity to expand an existing farming operation or own a highly productive tract of farmland. Featuring 145.03 productive tillable acres with a strong CSR2 rating of 69.32, the farm offers quality soils and long-term agricultural value. The current operator is willing to continue farming the land, offering the potential for immediate income.

LAND

- 182.14 Acres
- 145.03 Tillable Acres

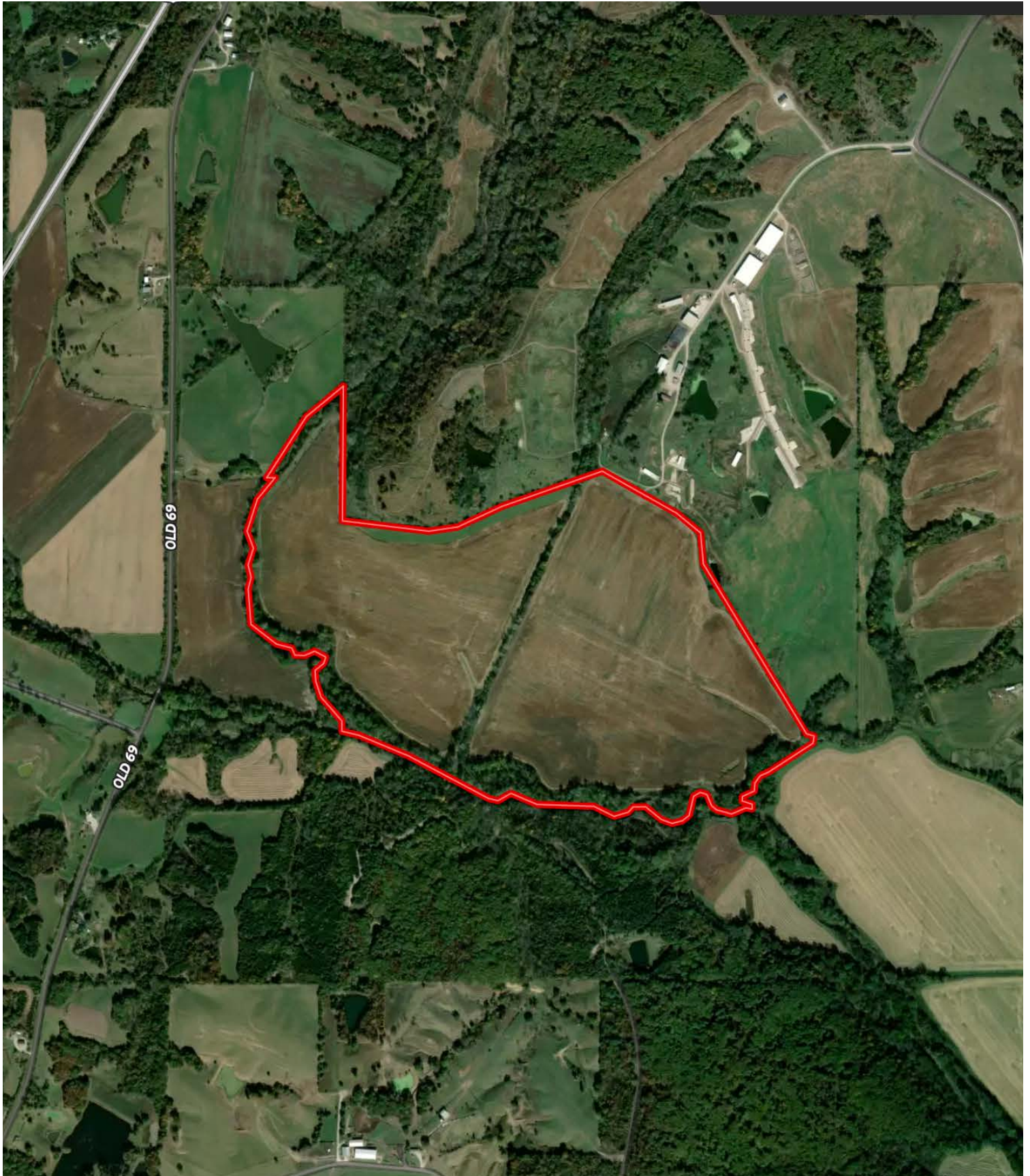
PRICE

- For Sale - \$1,470,000

FEATURES

- CSR2 of 69.32
- Leaseback opportunity for \$36,000 per year
- Prime Hunting Ground along river

PROPERTY MAP



PROPERTY PHOTOS

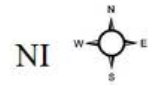


FSA MAP



United States
Department of
Agriculture

Decatur County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination

- Restricted
- ▲ Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 20.17 acres

2023 Program Year

Map Created April 19, 2023

Farm 5034

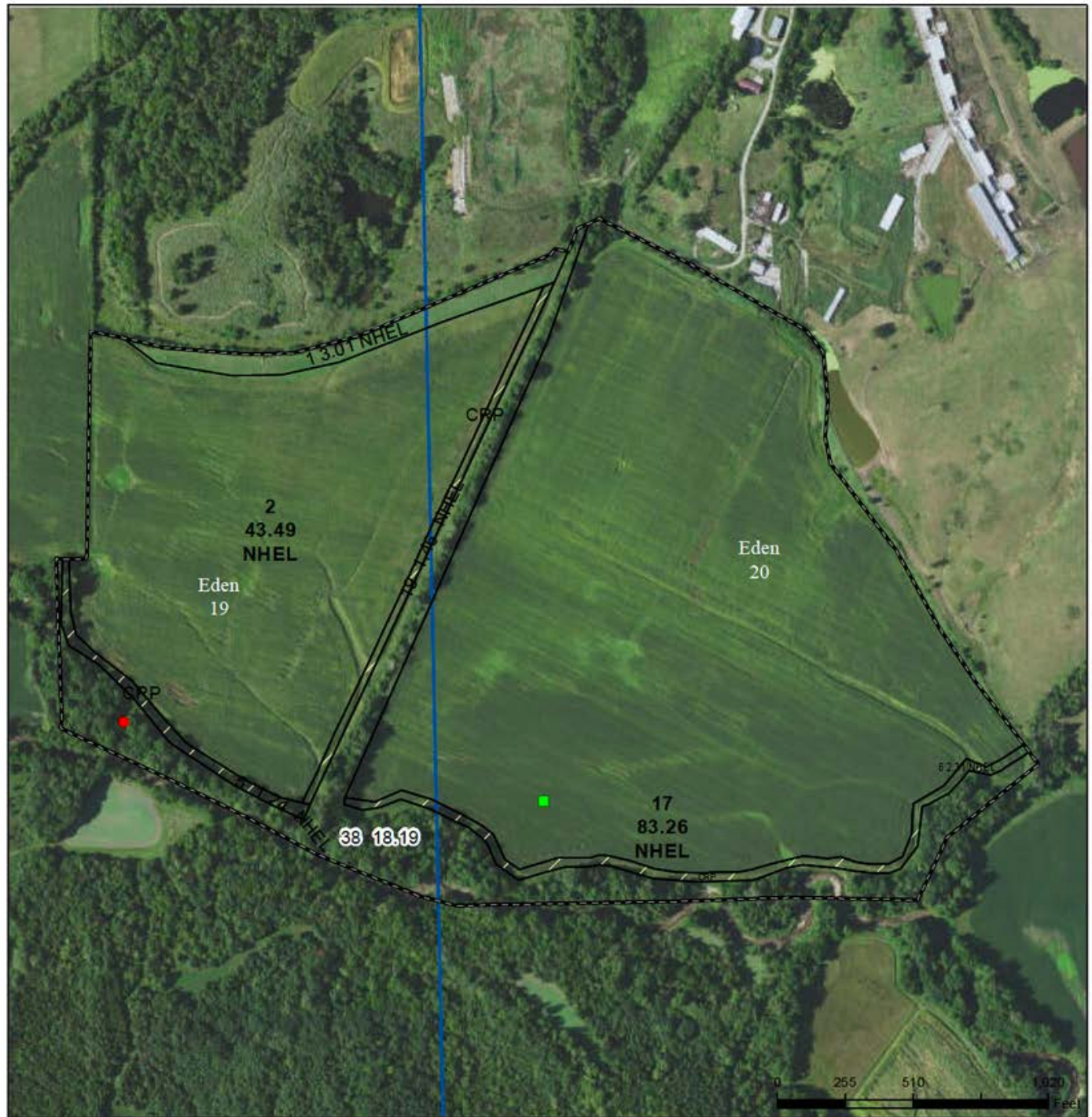
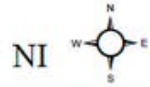
Tract 7829

FSA MAP



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Decatur County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination

- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 134.77 acres

2023 Program Year

Map Created April 19, 2023

Farm 5034
Tract 7817

PROPERTY INFORMATION

DETAILS	
Address	25146 Nature Road Leon, IA 50144
County	Decatur
Acres	182.14
Tillable Acres	145.03



LANDON SCHRAGE

Land/Agriculture Real Estate

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WB Realty Company is a licensed real estate broker in the state of Iowa