



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

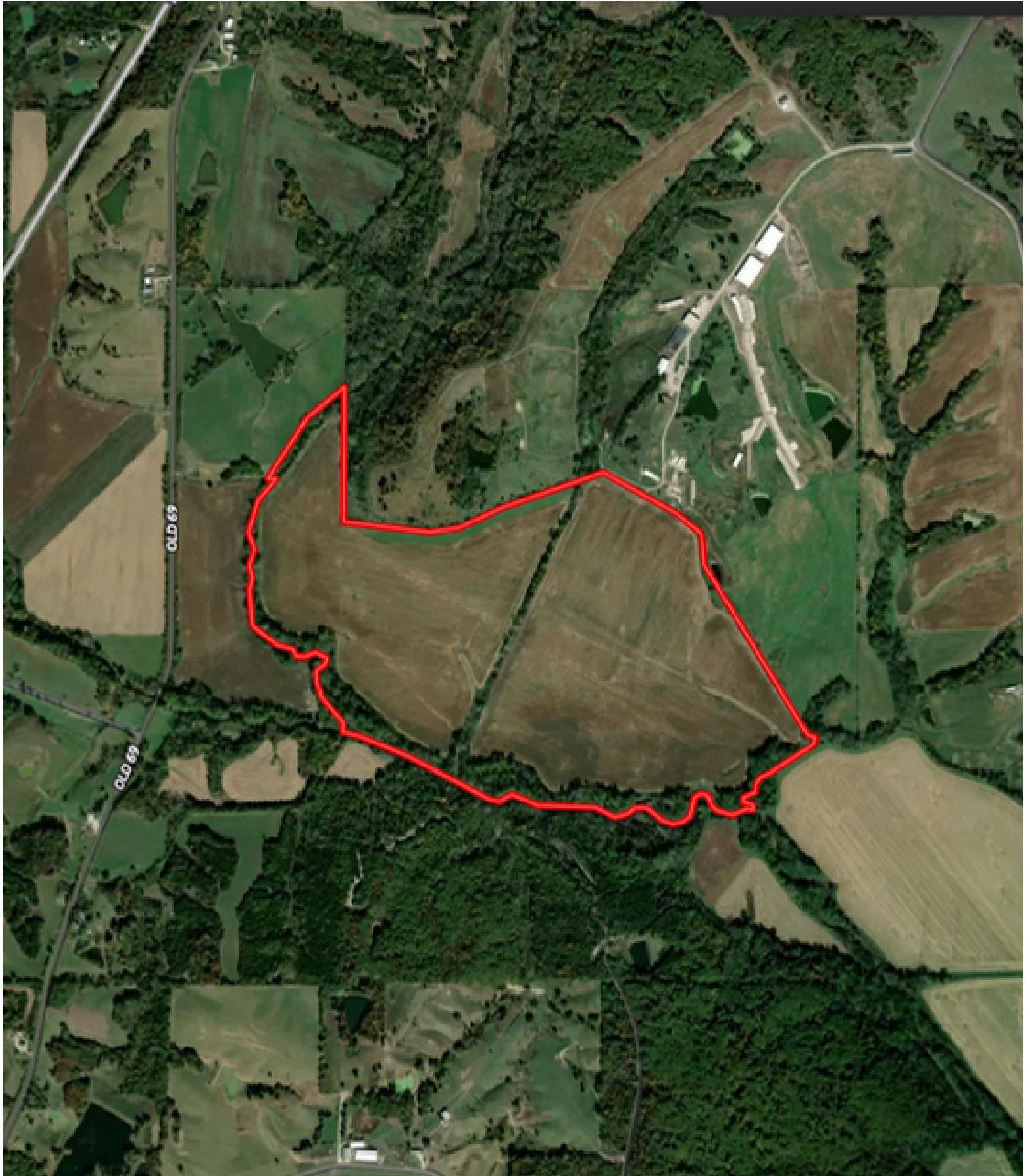
PRICE

- \$1,402,478

FEATURES

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

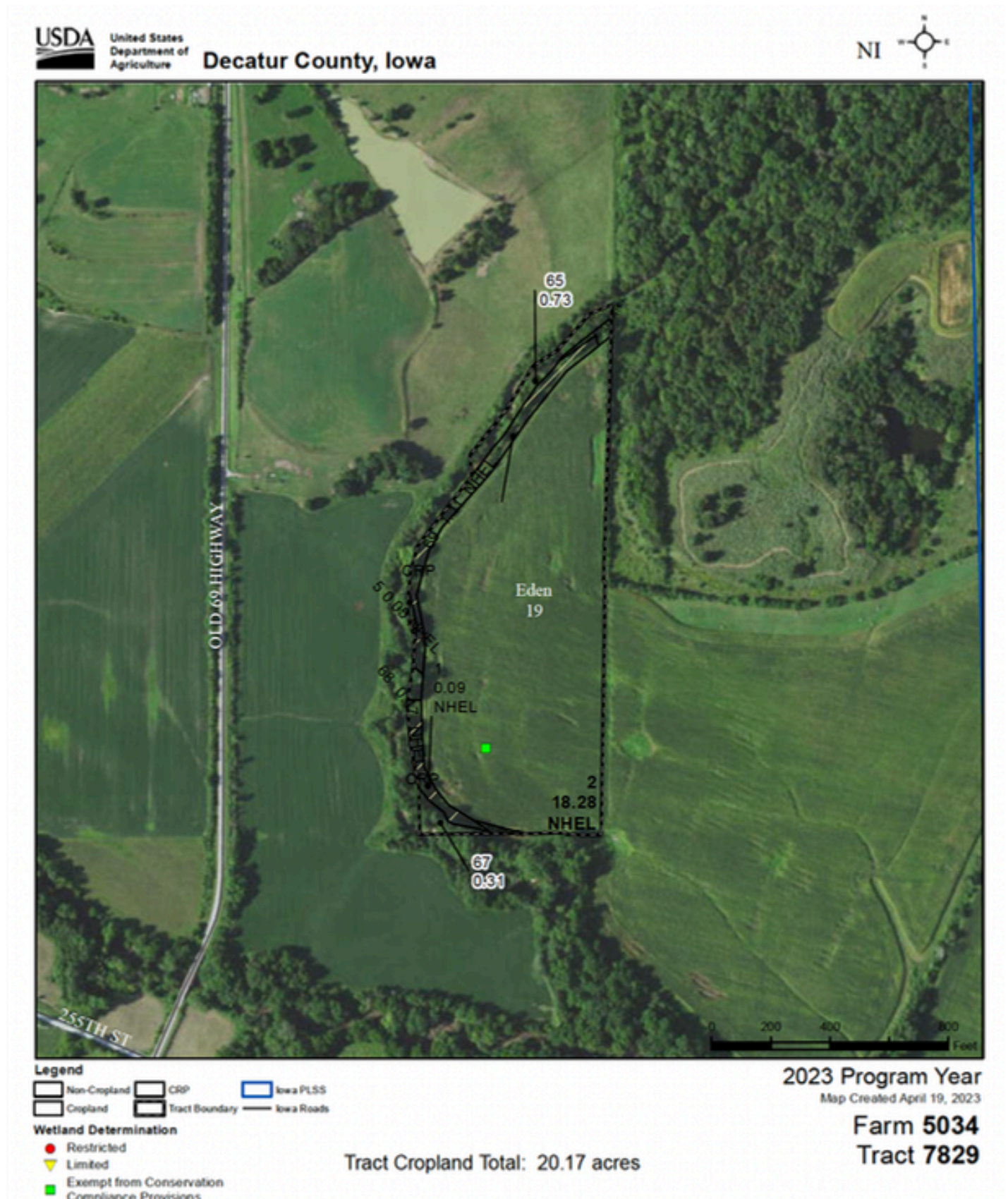
PROPERTY MAP



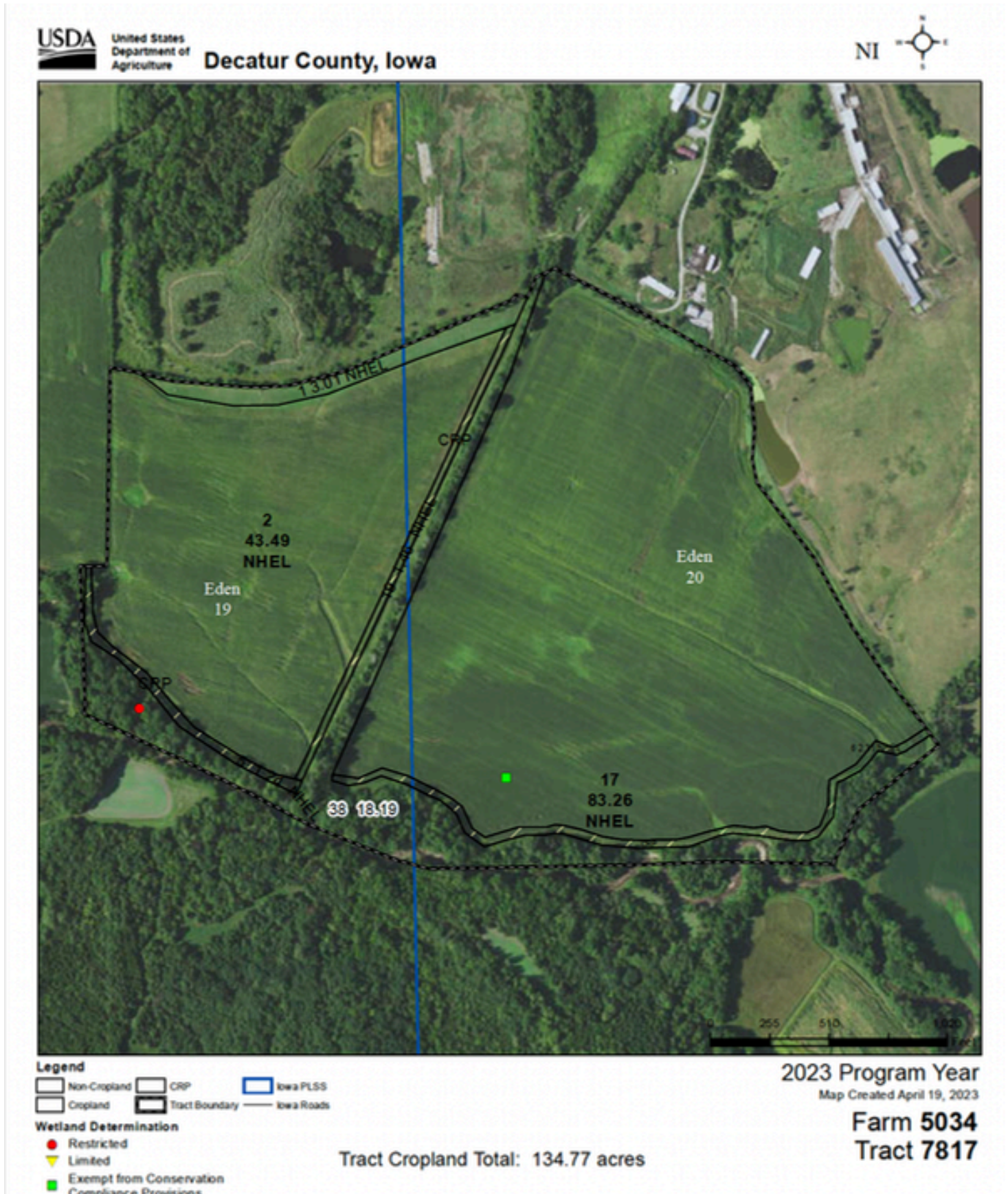
PROPERTY PHOTOS



FSA MAP

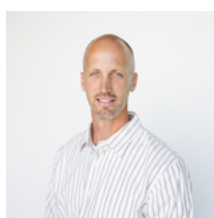


FSA MAP



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

📞 319-939-8360

✉️ landon@wbrealty.com

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