



**MLS# :** 14010-72183

**Price :** \$274,920

**Type :** Farms for Sale

**Size :** 79 Acres

**Address :** 1380 Dover Avenue , Bussey , Iowa , 50044

## **FEATURES**

- ✓ Mahaska County Farm for Sale
- ✓ Mahaska County Land for Sale
- ✓ Iowa Hunting Land for Sale
- ✓ Southern Iowa Hunting Land
- ✓ Iowa Farm for Sale
- ✓ Iowa Land for Sale
- ✓ Income & Investment
- ✓ Hunting Land for Sale

## **ABOUT THE PROPERTY**

This Mahaska County combination farm has many features, including a potential new home site overlooking a 2 acre m/l pond, income from CRP that has potential to be cropped in the future, a live creek that separates the CRP from the timber, and recreation and hunting uses with the timber and small grain and alfalfa seeding providing a top notch wildlife habitat. There are 63.79 open acres with a 55.8 CSR2 with the remaining acres in timber. 33.9 of those acres are enrolled in the CRP program and earning \$5,866 annually. 25.6 of those acres expire in September 2019 and have the likely option for reenrollment or could be cropped. Another 8.3 acres enrolled in the CRP program will expire in 2027. 28 acres of this multi-use farm have recently been terraced, tiled and seeded as part of a mine reclamation project. The small grain and alfalfa seeding help support an abundant deer, turkey and game bird population and provides excellent soil and water conservation

## **CONTACT US**

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benefits. Locals report excellent bass, bluegill and channel cat fishing in the large pond. This property has great potential to host the site to build your dream home and give you hunting and fishing opportunity with income!