

NORTHEAST IOWA REALTY AND APPRAISAL, INC.

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FARM REAL ESTATE FOR SALE 67 ACRES IN ILLYRIA TOWNSHIP

Fayette County, Iowa

OWNERS: Ron and Cindy Ward

ABBREVIATED LEGAL DESCRIPTION:

BEG NW COR S 1/2 SW SEC 30 TH S TO NW COR SEC 31 TH CONT.S 653'E 1301.1'N 108' N 1013.19'E 615'N 595'NW 1285.1'N 53' W 670.7'TO BEG BEING IN SW OF SEC 30 & IN NW OF SEC 31.

The farm is located 3 miles east of Fayette, Iowa and just 2 miles southwest from Volga Lake Recreational Area. It is also border on the south side by Grannis Creek state land. If you are looking for a great hunting area with some cropland for income, this property is perfect.

Listing Price: \$275,000

Terms: Cash, possession is negotiable.

PROPERTY DESCRIPTION

LOCATION: Sections 30 & 31 of Illyria Township

LAND:

ASSESSABLE ACRES: 67.01 acres

TILLABLE ACRES: 51.9 FSA tillable acres with balance of the acres in timber

AVERAGE CSR PER TILLABLE ACRE: 63.3

BUILDING IMPROVEMENTS: 10,000 bu. grain dryer bin with drying floor. The motor currently on the bin will be replaced with the working motor that belongs on this bin.

REAL ESTATE TAXES: \$1,192 per year TOPOGRAPHY: rolling to steep with several terraces

DRAINAGE: adequate



Information used in this prospectus was gained from sources deemed reliable. Northeast Iowa Realty and Appraisal does not guarantee the enclosed information and invites you to make your own inspection.

For more information contact:

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