

**Farmers
National
Company**[™]

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L-2600398

L-2600399

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

64± Acres, Montgomery County, Iowa

OFFERED AT
\$6,500
Per Acre

Highlights:

- Excellent southwest Iowa hunting property
- Mature timber for possible timber sales
- Walnut Creek dissecting the timber providing an excellent water source for wildlife and recreation



For additional information, please contact:

Clint Freund, Agent | (712) 243-4278

CFreund@FarmersNational.com

Property Information

Directions to Property:

From the intersection of Highway 34 and 48 at Red Oak, Iowa; travel 1 mile west on Highway 34, turn north onto G Avenue. Travel north on G Avenue 2.5 miles to 165th Street, turn west on 165th Street and travel 1 mile, timber is on the west side of F Avenue, south of 165th Street. Signs will be posted.

Legal Description:

Subject to survey once boundaries are agreed upon.

Property Description:

Hunting/Recreation Opportunity near Red Oak, Iowa!

Don't miss your opportunity to purchase a prime hunting/recreational property which boasts mature timber for potential timber sales, good access, and a

bountiful water source (Walnut Creek) that dissects the timber acres. Selling as one unit, but there will be two separate transactions per current ownership structure.

Farm Data:

L-2600398: Timber 37± acres

L-2600399: Timber 27± acres

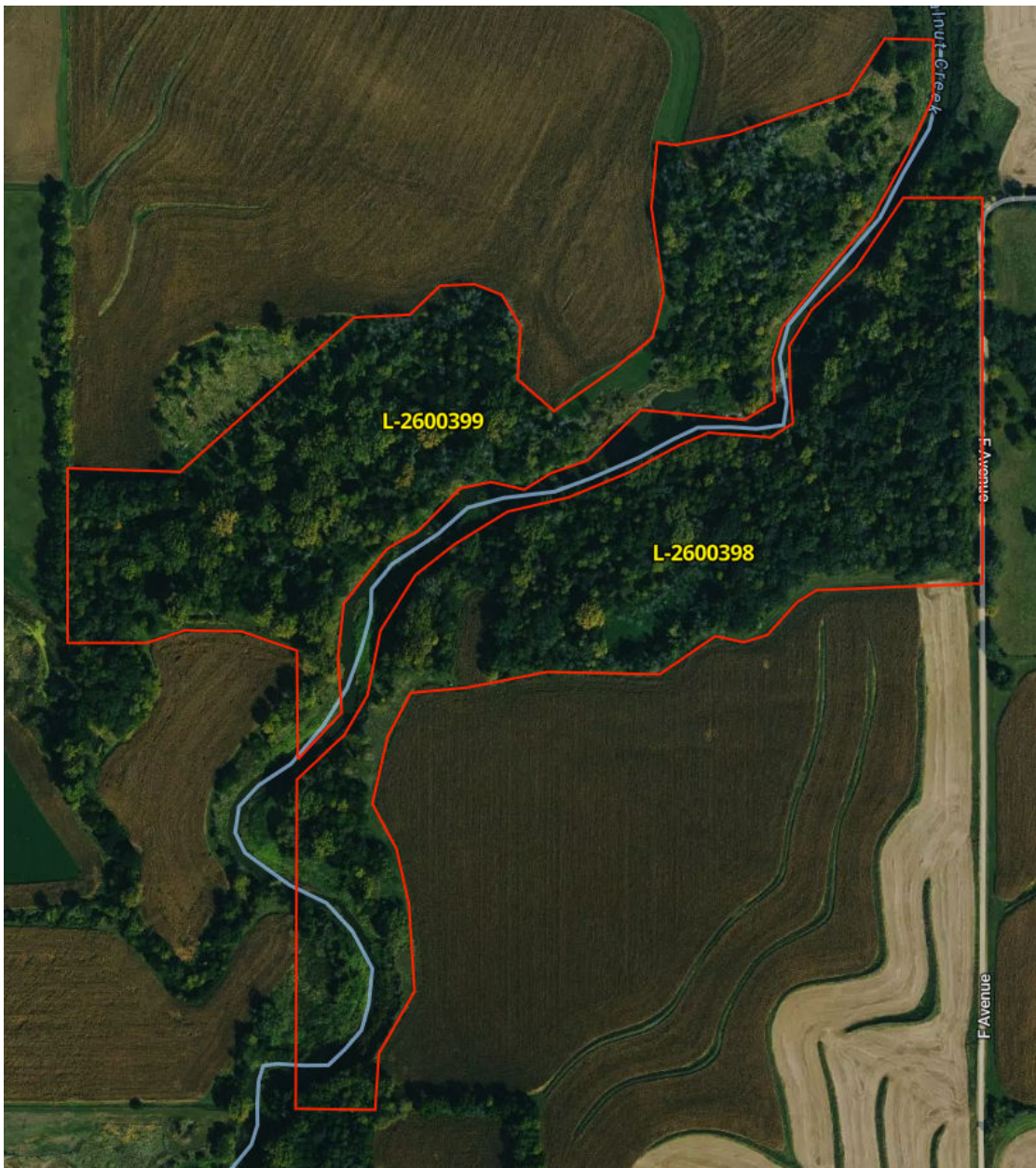
Taxes:

L-2600398: \$1,200 estimated

L-2600399: \$1,000 estimated

Price:

\$6,500 Per Acre



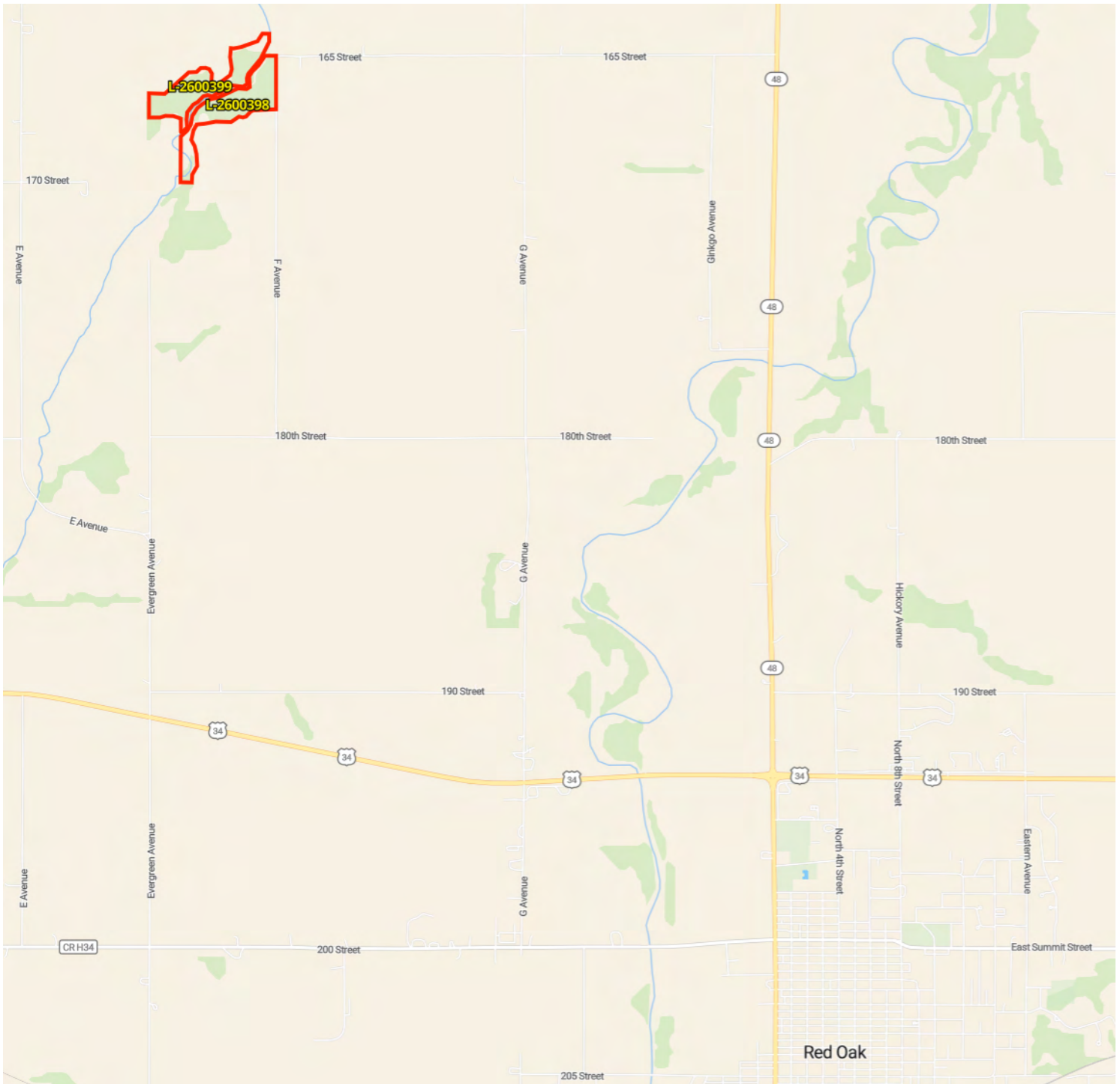
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LAND FOR SALE



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