



LAND AUCTION

171 ACRES M/L IN DECATUR COUNTY, IA



VAN WERT COMMUNITY CENTER | 101 1ST ST VAN WERT, IA 50262 | NOV. 2ND AT 10 AM

Peoples Company is pleased to present 171 acres m/l of prime Decatur County, Iowa recreational ground located in one of the best deer management areas in the country. This area is known and managed for world-class whitetails but if you also like to hunt pheasant, quail, and turkey, this farm has them all. Tall grass, CRP, and thick wooded draws create the perfect mixture of bedding areas and cover for wildlife. With road access from both the east and west sides of the farm, there are multiple entry points. In addition to the outdoor benefits, there is \$12,124 in annual CRP income. Additionally, the pasture has been rented at a rate of \$3,250 last year and 12.36 acres of tillable ground.

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Listing #16405

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