

87 Acres m/l, Farm and Timber Land for Sale in Marion County, IA

Address: Bussey, IA



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MOPLS ID: 41756
Price: \$329,000
Acres: 87.00
Gross Taxes: \$1,682
County: Marion
Farmland

Offered for sale is 87 acres m/l in Marion County, IA. This property is a great split of productive tillable acres and rolling timber. 43 acres are currently being row-cropped, generating \$8,000 of cash rent income annually, with an average CSR2 value of 72.5 over those tillable acres. The current owners have completed over \$30,000 worth of property improvements with tiling and terrace work.

This property is also in a great area for producing fantastic recreational opportunity. Marion County boasts high trophy potential for whitetails, and the deer herd in this area reflects that, as well as being home to plenty of turkey and upland birds.

This farm is only 1/3 mile from paved blacktop road, and offers several locations for potential building sites, with great views overlooking mature hardwood timbers and rolling cropland.

- near Bussey, IA in Marion County
- road frontage
- CSR2 average of 72.5
- highly productive tillable mixed with timber
- whitetail deer hunting
- small pond and potential food plot locations
- Utilities at the road

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