

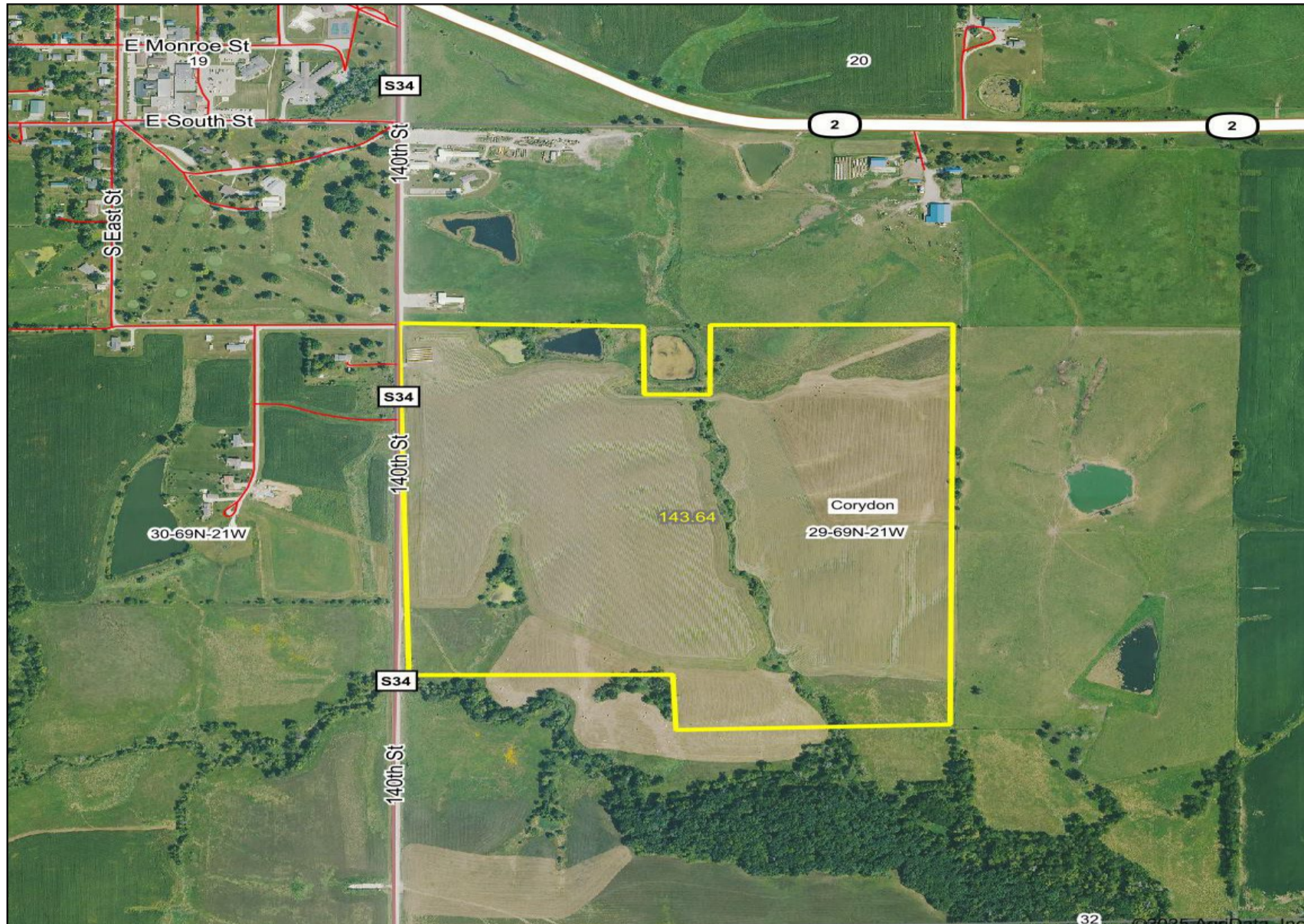
# BOLEY

## REAL ESTATE

Albia- 641-932-1234  
boleyrealestate.com

### 144 +/- Acres in Wayne County Iowa

Address: 140th St, Corydon, IA



**Steve Beary**

(641) 777-8340(cell)

steve@boleyrealestate.com

**Price:** \$1,193,042

**Acres:** 143.74

**Tillable Acres:** 132

**Gross Taxes:** \$2,538

**School:** Wayne Co School District

**County:** Wayne

**Farm and Ag**

**Hunting Property**

Wayne Co., Iowa tillable farm For Sale. 143.74 taxable acres m/l listed for \$8,300.00 per acre for total list price of 1,193,042.00 Two CRP contracts as follows. 22.35 acres in at \$173.96 until 9-30-2026 for \$3,888.00 annually. 19.76 acres on the South boundary in at \$289.12 until 9-30-2036 for \$5,714.00 annually. App. 92 acres currently in hay production. Owner has secured a tenant to farm at \$250.00 per acre for upcoming crop year if new owner so desires. Farm has potential for \$32,600.00 annual income. Located on the South edge of Corydon and right by the City golf course. Seller is related to the listing Agent.

# 144 +/- Acres in Wayne County Iowa

Albia- 641-932-1234  
[boleyrealestate.com](http://boleyrealestate.com)