

BOLEY

REAL ESTATE

Albia- 641-932-1234
boleyrealestate.com

20 m/l acres for sale in Ringgold County, IA

Address: 250th St & Hwy 169, Mount Ayr, Iowa



Steve Beary

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MOPLS ID: 29808

Price: \$145,000

Acres: 20

County: Ringgold

Farm and Ag

Hunting Property

Income, investment, and recreation all rolled into one in this affordable, smaller Southern Iowa parcel. 20 m/l acres with 15.27 acres in CRP consisting of 13.03 acres expiring in 2027 and balance expiring in 2028. CRP income is \$3,198.00 annually. Several hardwood trees and a creek run through the property providing plenty of locations for tree stands. Whitetail deer, turkey, pheasant, and quail hunting opportunities! Fresh air, great views, walking/hiking, ate riding, and all the amenities the great outdoors has to offer! These smaller parcels are hard to find, and you won't be disappointed in the quality of this one. Seclusion of a minimal travelled gravel road with the convenience of Hwy 169 and the town of Mount Ayr nearby. Seller will finance at 6 1/2% for 10 years with 25,000.00 down.

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