



## Decatur Co, Iowa

±40 acres • \$219,800

Looking for a getaway farm? Then look no further as this farm would work great for that.

- CRP/Timber farm with incredible build site
- Property is located 1 hour from West Des Moines Metro and 10 minutes from Leon
- Property access is only ¼ mile off hard surface road
- Power, Water, and Fiber/Internet available at the road
- Very peaceful and quite area with frontage
- Timber on the property is a mix of hardwoods with a good percentage of mature oak timber
- 25 acres CRP @ \$3,963 yearly until 2026
- 1 shared pond on the West property line
- South ditch on the 40 would make for ideal large pond building site
- Property is not visible from the road



### Gabe Adair

Salesperson, Land Specialist / Licensed in IA

CELL  
515.971.8182

CORPORATE OFFICE  
217.285.9000

[gabe.adair@whitetailproperties.com](mailto:gabe.adair@whitetailproperties.com)