



## Winnebago Co, Iowa

±38.48 acres • \$280,904

This property features excellent hunting potential, CRP income, building sites with views possibilities. The property is located on hard surface 220th Ave.

- Excellent hunting potential for whitetail, turkey and small game
- Nice mix of wooded and income producing acres
- 28.5 acres enrolled in CRP through 2022 generates \$3174 annually
- Approximately 3 acres of tillable along North
- Potential building site with hard surface access
- Potential for other government programs may be possible in the future- ask agent for details
- Extremely rare opportunity to buy this type of land in this area



### Brent Grosse

Salesperson, Land Specialist / Licensed in IA

CELL  
319.240.7707

CORPORATE OFFICE  
217.285.9000

brent.grosse@whitetailproperties.com