

Scenic, Wooded Paradise in Lee County, Iowa

104.8 Taxable Acres, ML – Just Outside Ft. Madison, IA



(641)
333
2705



southwestiowaland.com



Hoenig Farm

Lee Co., IA - 104.8 Taxable Acres, ML

Asking Price: \$754,560.00

Taxes: \$1,724.00 annually (Lee County Treasurer)

Terms: Cash, Payable at Closing

Possession: Upon Closing

Land Use: FSA shows 106.02 farmland acres, with 19.07 acres enrolled in the Conservation Reserve Program (CRP), and the remainder in timber (Lee County FSA)

FSA Description: No Data (Lee County FSA)

CRP Description: 19.07 acres enrolled in 2 contracts totaling \$3,725/yr with 14.5 acres expiring 9/2028 and with 4.6 acres expiring 9/2030 (Lee Co. FSA)

CSR Description: CSR2 - 36.3 (Surety Mapping)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Hoenig Farm; a scenic and wooded paradise located just outside of Fort Madison, Iowa. This beautiful property offers excellent areas of mature timber as well as nice clearing areas which are enrolled in the Conservation Reserve Program. The beautiful views and rolling topography offer a secluded spot very near to the amenities of town with excellent views of the Mississippi River. There are some wonderful areas to build a home or cabin getaway. Don't miss out on this opportunity to own such a secluded, yet accessible property with such gorgeous views and surroundings. Let us show you what this property has to offer! Contact Listing Agent Tom Miller to schedule your private showing today!

The information contained in this prospectus was gathered from sources believed to be reliable. We do not guarantee this information and urge the prospective buyer to do further investigation on their own. PPI, Inc. is representing the Seller.

Listing Agent:
Tom Miller
712-621-1281

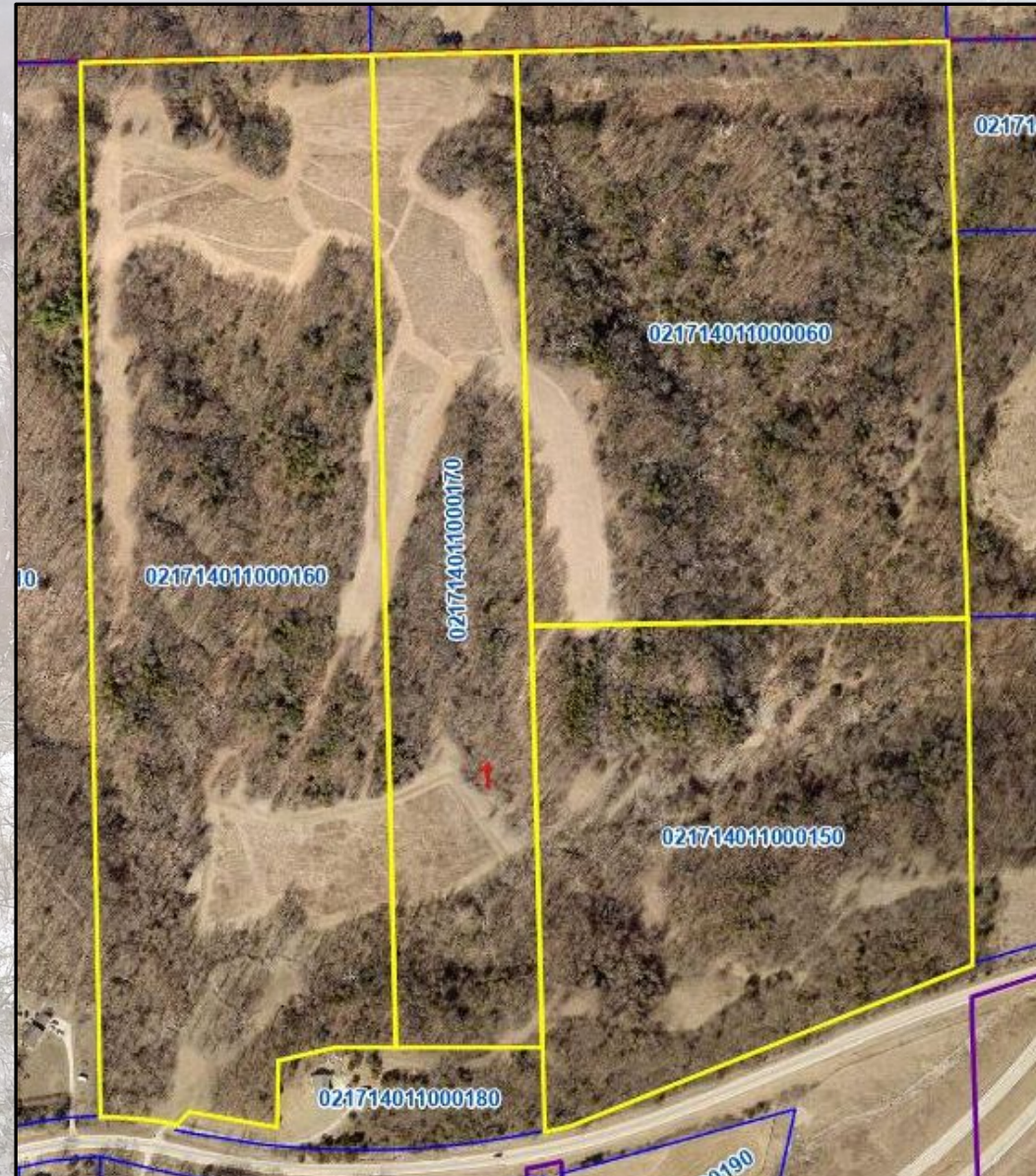
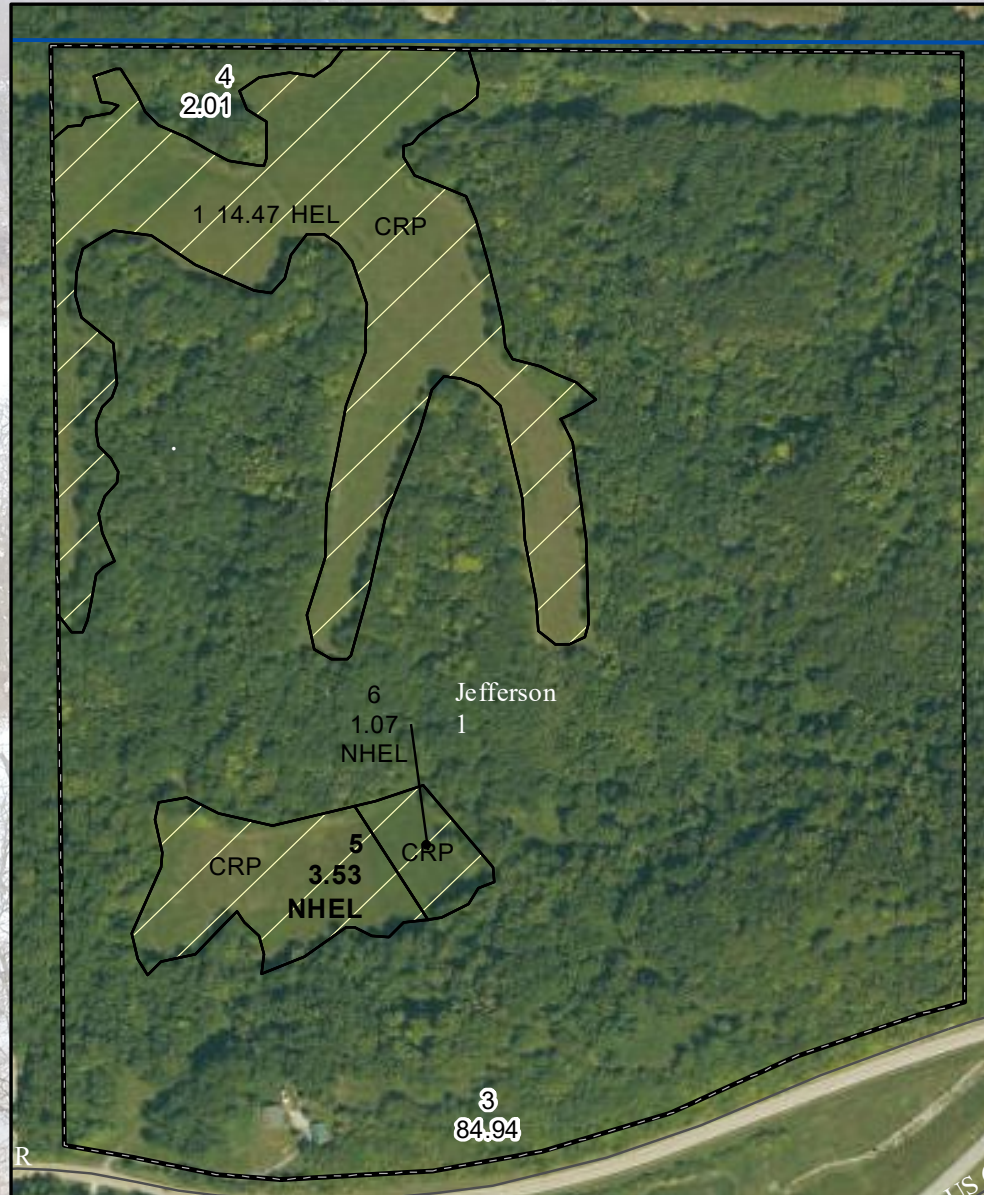


PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner



Hoenig Farm

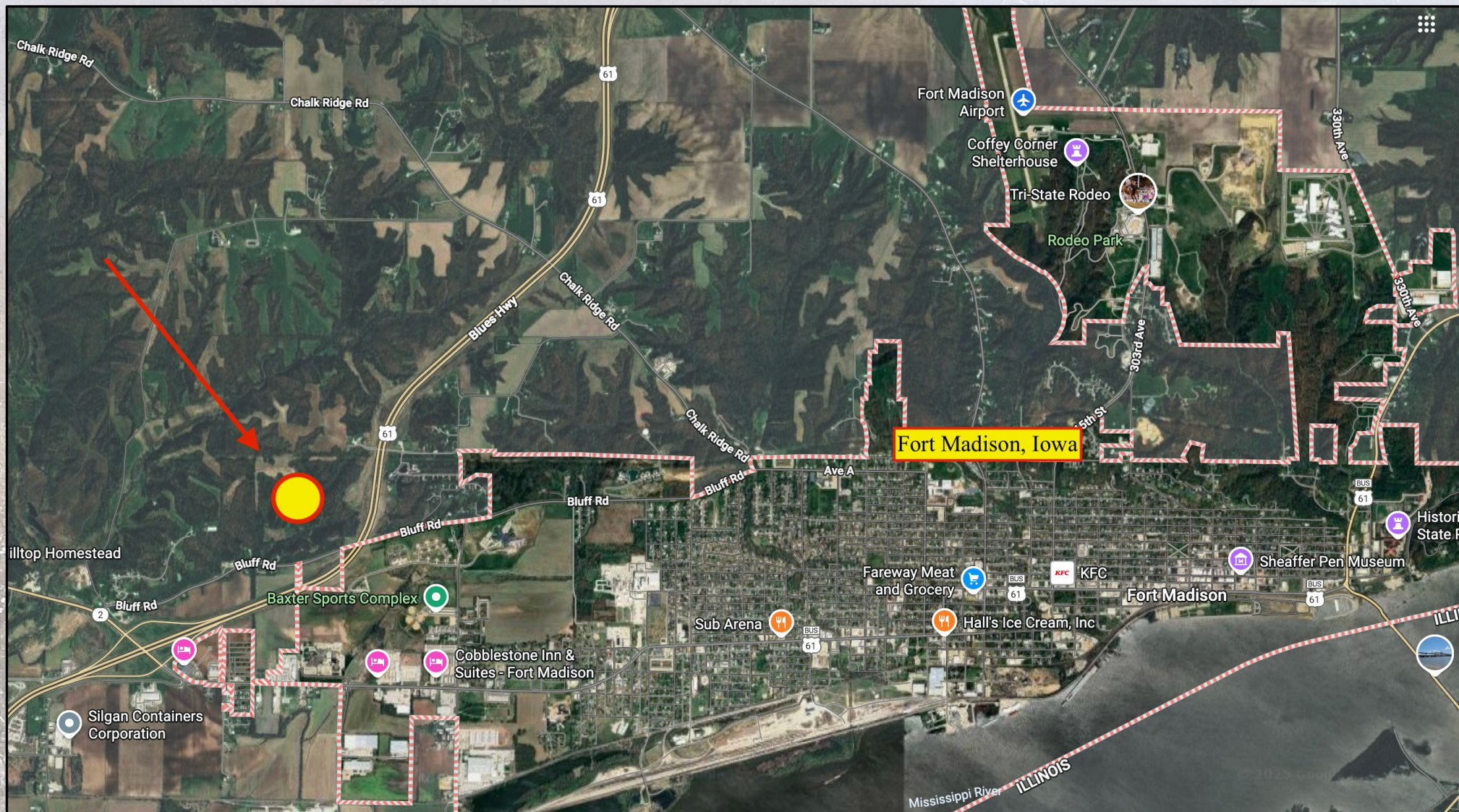
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Hoenig Farm

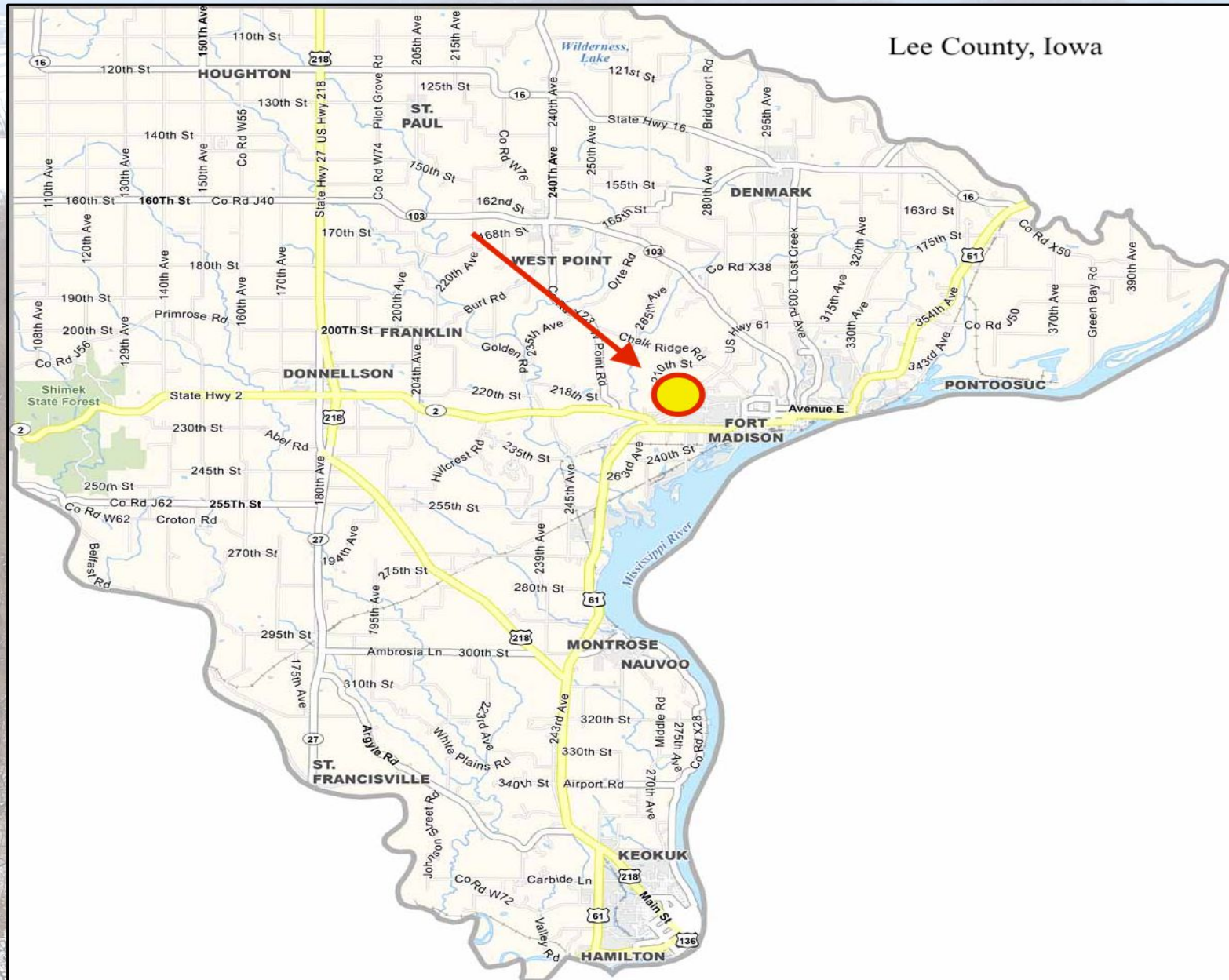
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