



\$300,000

Vail Ave, Taylor County, Athelstan Iowa

**Southern Iowa
Real Estate**

Lot Size: 80.0 Acre
County: Taylor
Listing #: 14022-00056

KEY FEATURES

- Farm For Sale Taylor County IA
 - Farms For Sale in Iowa
- Hunting Ground with Return IA
 - Land For Sale in Iowa
- Land For Sale in Southern IA
- Land For Sale in Taylor County
- Hunting Property with Income
- Hunting Land For Sale Iowa

Hunting Land For Sale in Southern Iowa Remote with Income

Vail Ave, Taylor County

Athelstan, Iowa

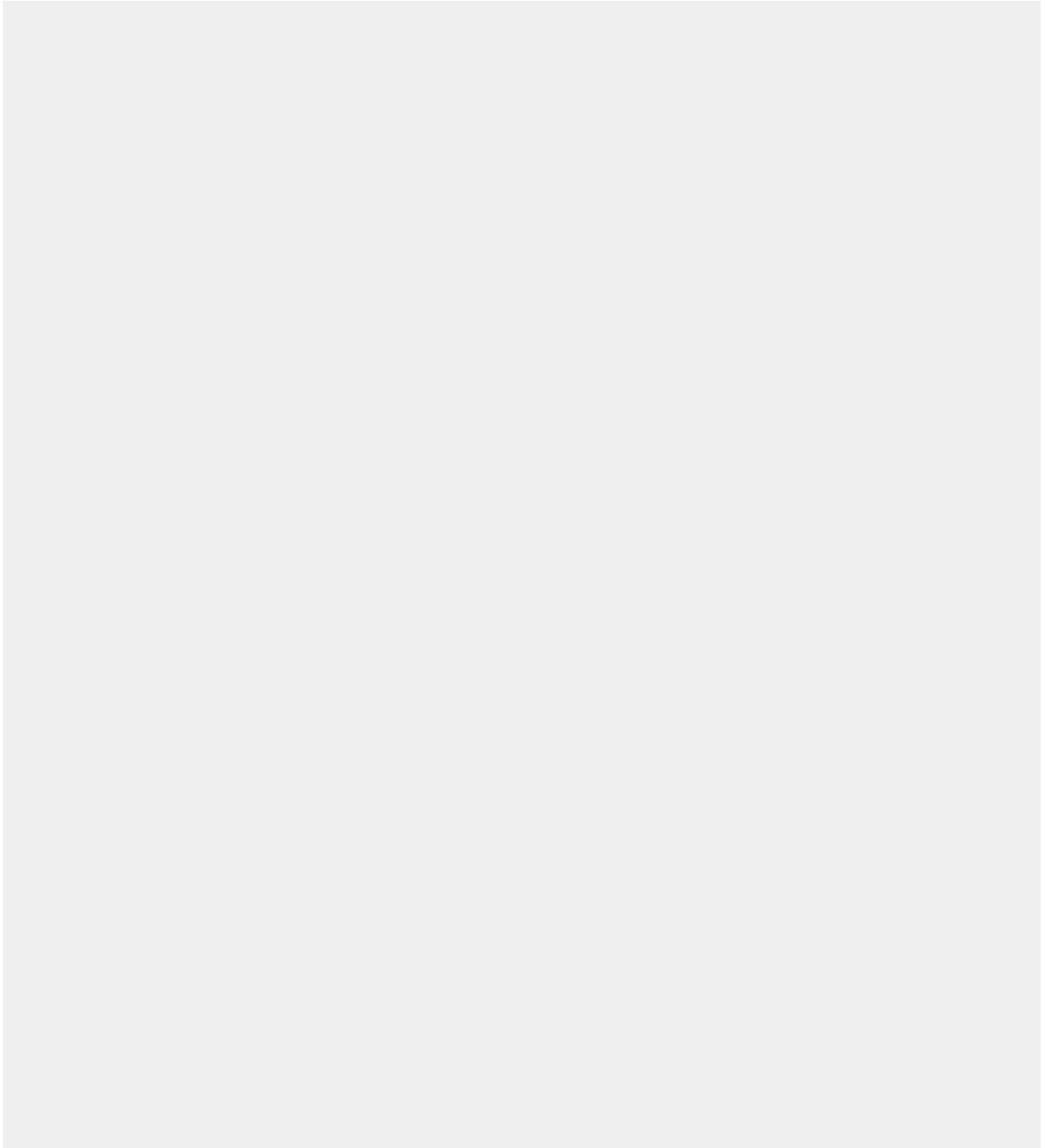
This 80-acre Taylor County income generating property is a hunter's paradise! Located along Vail Avenue, this property is tucked away on a secluded, quiet, peaceful dirt road where white-tailed deer are abundant!

There are 30.6-acres enrolled in the CRP at an annual rental rate of \$225.53/acre (\$6,901/year) through September 30, 2026, as well as 13-acres of row crop currently leased at \$2,470. This 13-acre field could continue to be farmed or is a perfect setting for a food plot!

The farm is leased for 2021. The remaining 43.6-acres consist of timber, draws and includes the dam of a large beautiful pond that provides year-round water source for the wildlife along with great fishing opportunities!

Row Crop borders the west, CRP borders the north and pasture/timber border the south portion of this farm. North of this property is another 160-acre tract that is also enrolled in CRP that could be purchased as an addition if desired. And also North of that property is another 320-acre tract consisting of crop ground that is also available!

If your passion is enjoying the great outdoors and if you are in search of a property you can always find whitetail deer that you would like to call your own or want a place to take the family and friends to fish and camp, don't hesitate to schedule a time to view this amazing property! You are not just buying hunting land; you are buying an investment!





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