



# LAND FOR SALE

\$525,000

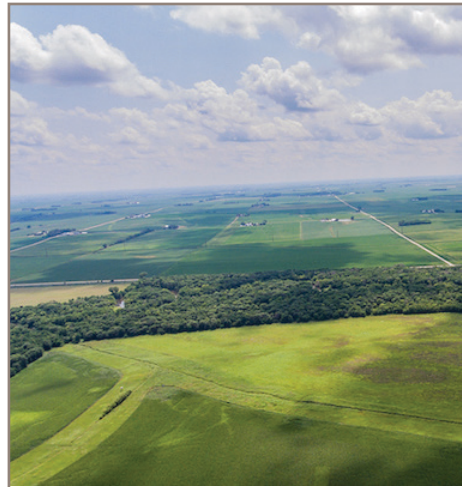
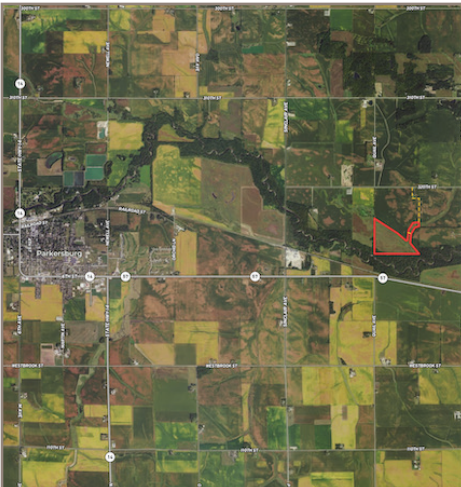
78 ACRES M/L

HUNTING LAND

BUTLER COUNTY



Nice Butler County hunting land with a solid return! Located on the North side of Beaver Creek, between New Hartford and Parkersburg, Iowa. The farm is 78.5 surveyed acres with 72.65 in CRP. Solid deer and pheasant hunting. Mid-contract maintenance was completed this fall. 2 CRP contracts. One is 49.23 acres paying \$280 per acre and expires 9/2029. The other contract is 23.42 acres paying \$316 per acre and expires 9/2030. Access: 15' recorded easement Property Taxes: \$1,810 per year (approx.) Total CRP Payments: \$21,233 per year.



## WE ARE THE LAND & ACREAGE EXPERTS

Want to know more about this property?

**Contact Jake Huff** for more information or to schedule a showing.



**JAKE HUFF**

BROKER / OWNER

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