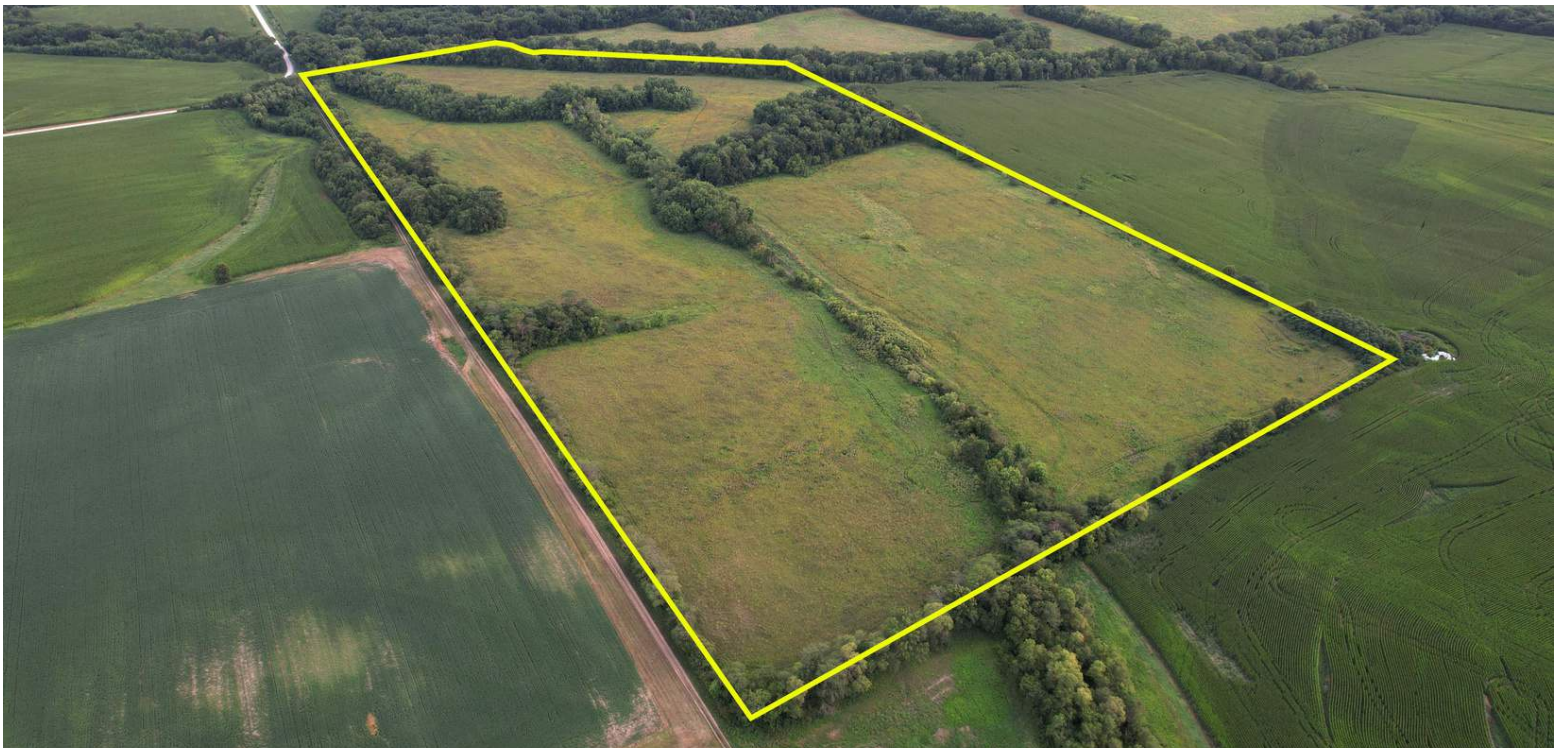
WAPELLO COUNTY, IOWA

SOUTHEAST IOWA INCOME PRODUCING COMBO FARM

60th Avenue | Hedrick, IA 52563



73.12 ±	$584,960	$8,000
ACRES	LIST PRICE	PRICE / ACRE

PROPERTY HIGHLIGHTS

- 60.65 CRP acres
- Generating $15,497 in annual income, contract expires 9/30/26
- 67.4 CSR2 average on production acres
- Whitetail deer and turkey habitat along Cedar Creek
- Annual Taxes $1,900



LUKE NISSEN
Realtor ®
712.304.4827
Luke@uciowa.com
Licensed in Iowa

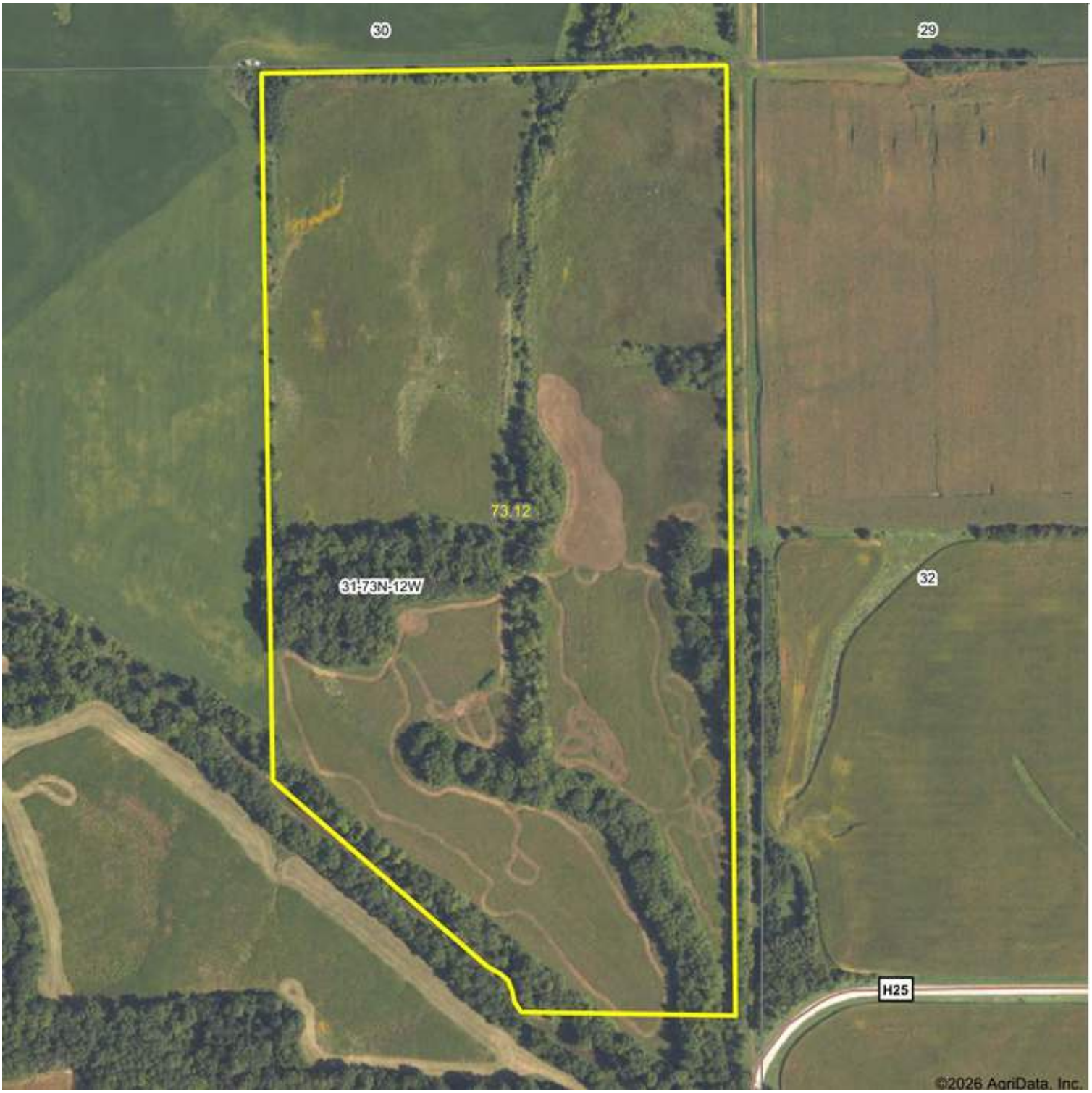
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1010 S Clinton, Albia, IA 52531

LAND. PURPOSE. LEGACY.

Ryan Ammons, Broker, Licensed in Iowa. Alan Ammons, Broker Associate, Licensed in Iowa & Missouri. All Agents Licensed in Iowa.The above information, although believed to be accurate, is not warrantied or guaranteed by the owner, listing firm, or listing agent.

AERIAL MAP

BOUNDARY LINES ARE APPROXIMATE



Boundary Center: 41° 5' 12.33, -92° 16' 40.52

0ft 435ft 871ft

31-73N-12W
Wapello County
Iowa

7/23/2026

Maps Provided By:

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