

107.48 ACRES ± MONTGOMERY COUNTY, IA

2014 Old Highway 71 Villisca, Iowa

Directions to the Farm: Property is located approximately 1.5 miles north of US Highway 34 on Old Highway 71.

Brief Legal: SE 1/4 Section 21 & N 1/2 NE 1/4 Section 28, Township 72, Range 36, Montgomery County, Iowa.

107.48 taxable acres located on hard surface features 2 BD, 1 BA home with pine finish, a 40x80 shed, 2 additional machine sheds, 3 ponds, mature hardwood trees and approximately 7.85 acres cropland. East side features West Nodaway River Frontage with approximately 7.22 acres cropland and 3.97 acres CRP.

- ▶ 107.48 acres - \$855,000 Complete
- ▶ East Side - 92.48 acres m/l
- ▶ West Side - 15 acres m/l



Contact Ed Spencer, Broker at 402-510-3276



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