

EDSPENCER
REAL ESTATE

120 GROSS ACRES ±
Montgomery County, IA

$769,000 $6,408 /acre

107.48 Acres w/Home & Bldgs.









2014 Old Hwy. 71 Villisca, IA
Farm is located approximately 1.5 Miles north of US Hwy. 34

Taxes: $2,332.43 **Tillable:**15.07
Net Taxes: $2,156.00

107.48 Acres m/l located along Hwy. 71 and just North of Hwy 34. East Tract features 2 BD, 1 BA home with pine finish, a 40x80 shed, 2 additional machine sheds, 3 ponds, mature hardwood trees & 7.85 Crop Acres. The West Tract has West Nodaway River Frontage & 3.97 Acres CRP/7.22 Crop Acres. Outstanding deer, turkey, and mushroom hunting, making this an ideal recreational opportunity!











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EQUAL HOUSING OPPORTUNITY

NAA Auctioneer

www.spencergroups.com