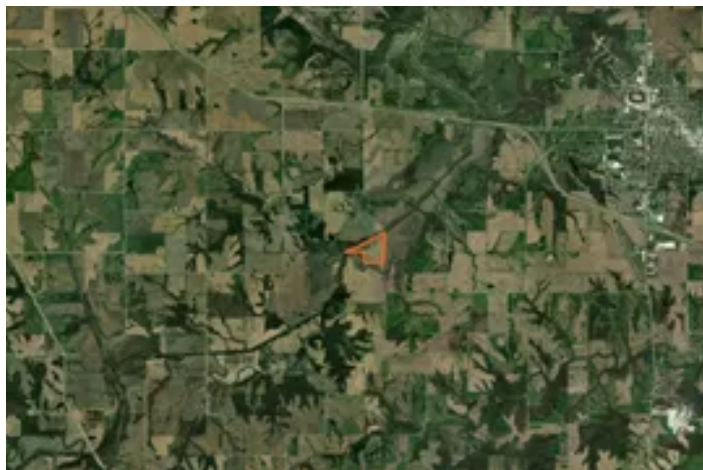


Marion County, Iowa 55 Acres of Land For Sale
0000 92nd Ave
Knoxville, IA 50138

\$563,750
55± Acres
Marion County



Marion County, Iowa 55 Acres of Land For Sale Knoxville, IA / Marion County

SUMMARY

Address

0000 92nd Ave

City, State Zip

Knoxville, IA 50138

County

Marion County

Type

Recreational Land, Timberland

Latitude / Longitude

41.299868 / -93.17615

Acreage

55

Price

\$563,750

Property Website

<https://landguys.com/property/marion-county-iowa-55-acres-of-land-for-sale-marion-iowa/82026/>



Marion County, Iowa 55 Acres of Land For Sale

Knoxville, IA / Marion County

PROPERTY DESCRIPTION

An outstanding opportunity to own premium farmland in Marion County, Iowa, this 55-acre tract lies just southwest of Knoxville and offers both productivity and income potential. This 55-acre farm offers exceptional soils and a strong track record of productivity. It boasts a remarkable CSR2 average of 85.3, with primary soil types including Kennebec silt loam and Colo silty clay loam—both known for their excellent fertility, drainage, and yield consistency. Currently, 45 acres are in row-crop production, generating \$12,375 in annual income and providing a solid return from day one.

For investors or conservation-focused buyers, there is additional upside potential: the property may qualify for enrollment in a Conservation Reserve Program (CRP), with similar farms in the area earning over \$300 per acre, offering an attractive alternative income stream. This is a versatile, income-producing asset that appeals to both operators and land investors seeking quality Iowa farmland with immediate and future value.

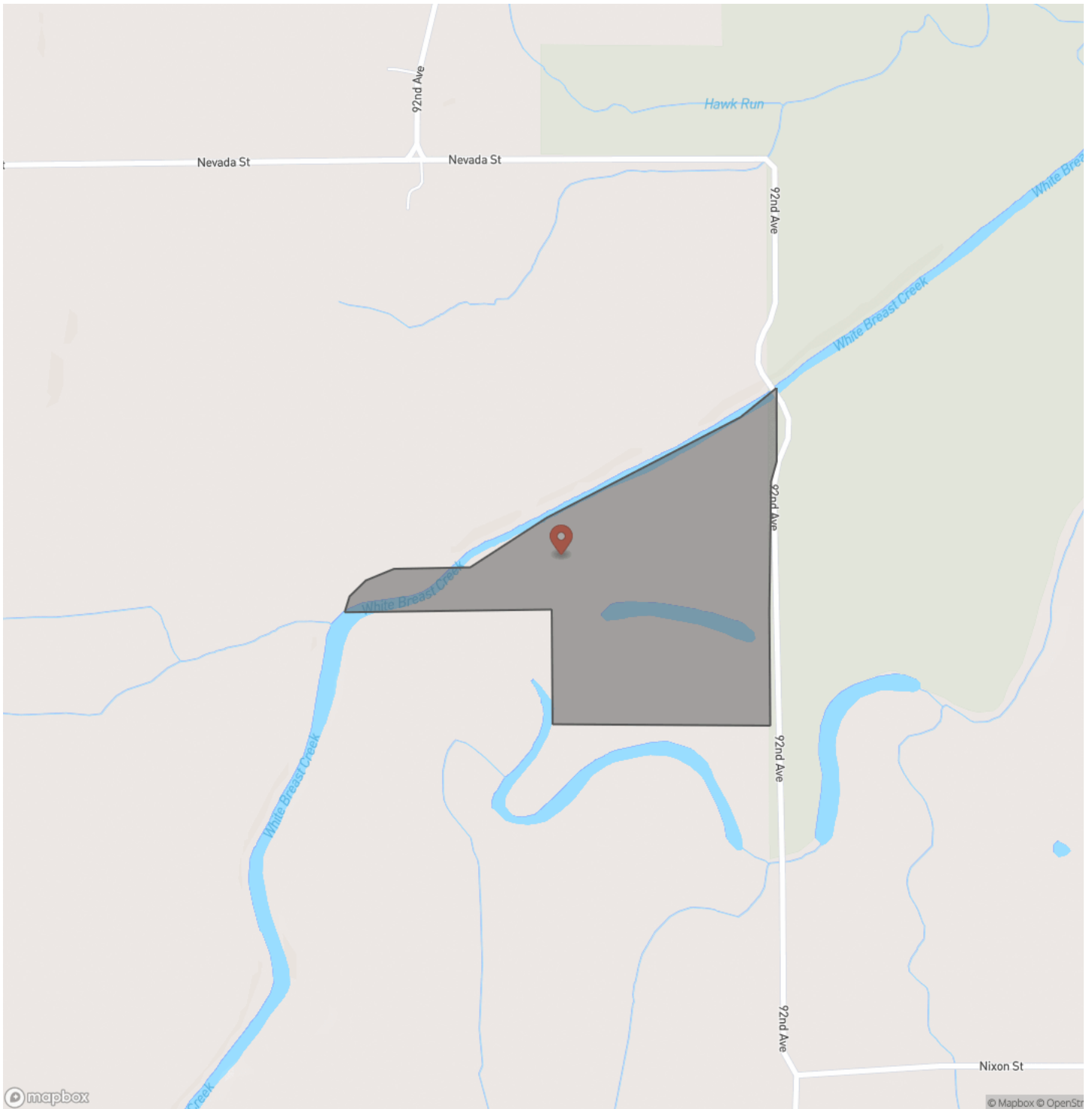
KEY FEATURES:

- 55 total acres, located just southwest of Knoxville, Marion County, IA
- 45 acres in row-crop production, generating \$12,375 annual income
- Excellent CSR2 average of 85.3
- Highly productive soils: Kennebec silt loam & Colo silty clay loam
- Strong ROI potential with proven yields and cash rent value
- CRP enrollment opportunity, with area rates exceeding \$300/acre

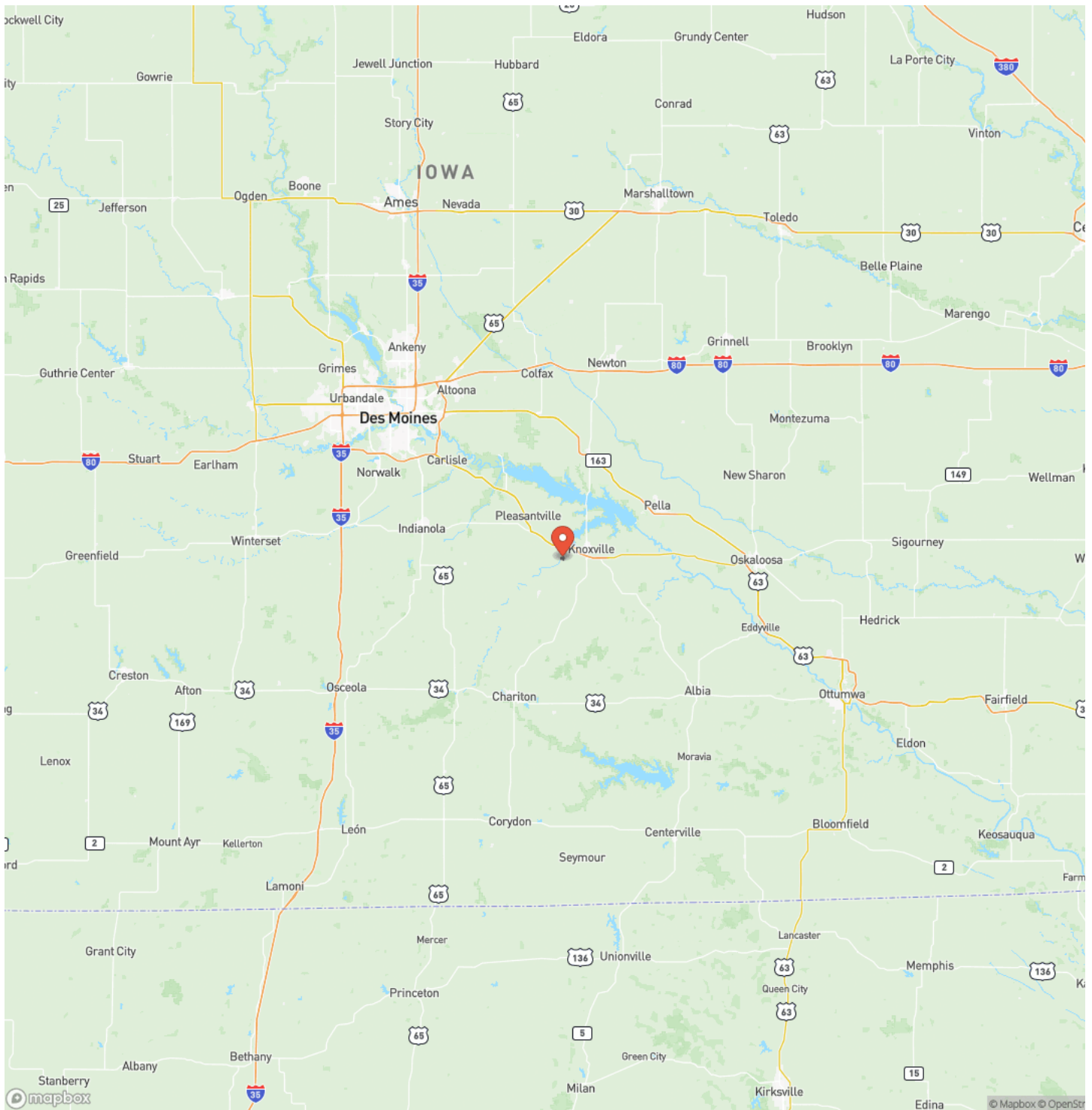
Marion County, Iowa 55 Acres of Land For Sale
Knoxville, IA / Marion County



Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Marion County, Iowa 55 Acres of Land For Sale Knoxville, IA / Marion County

LISTING REPRESENTATIVE

For more information contact:



Representative

Danny Fane

Mobile

(518) 588-4497

Email

dfane@landguys.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

LandGuys
4331 Conestoga Dr
Springfield, IL 62711
(217) 899-1240
www.landguys.com
