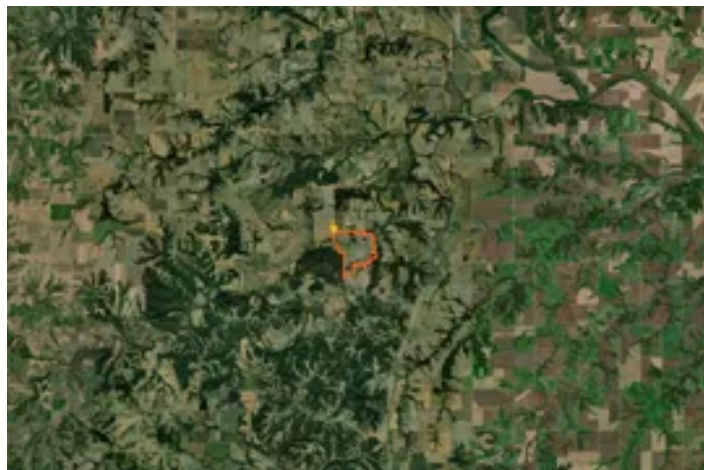


Marion County, Iowa 408 Acres of land For Sale
0000 218th PL
Bussey, IA 50044

\$3,650,000
408± Acres
Marion County



Marion County, Iowa 408 Acres of land For Sale Bussey, IA / Marion County

SUMMARY

Address

0000 218th PL

City, State Zip

Bussey, IA 50044

County

Marion County

Type

Farms

Latitude / Longitude

41.209057 / -92.923143

Acreage

408

Price

\$3,650,000

Property Website

<https://landguys.com/property/marion-county-iowa-408-acres-of-land-for-sale-marion-iowa/81879/>



Marion County, Iowa 408 Acres of land For Sale Bussey, IA / Marion County

PROPERTY DESCRIPTION

An exceptional opportunity to own ±408.25 acres m/l of highly-productive farmland in the heart of Marion County, Iowa—just southeast of Knoxville.. This highly-productive property offers approximately 299.35 FSA-certified tillable acres with a strong soil profile primarily consisting of Lawson Quiver Nodaway, and Lesser Silt Loam soils, carrying an impressive average

CSR2 of 76.6. The farm is currently generating \$105,000 in annual income from a cash rental arrangement at \$350 per tillable acre. This strong return makes the property an excellent option for investors seeking consistent revenue, as well as operators looking to expand their portfolio with highly-productive, income-generating ground. Farm infrastructure includes five grain bins with existing electric service, providing on-site storage and operational efficiency.

Accessibility is a standout feature, with a professionally constructed water crossing that allows for easy and efficient movement of farm equipment throughout the property. In addition to its agricultural value, this farm offers exceptional recreational opportunities. The property is surrounded by large landowners practicing low hunting pressure, creating ideal conditions for whitetail deer habitat.

Several strategic locations are well-suited for food plot placement to attract and hold game. The wooded areas of the farm include a mature stand of walnut and white oak trees, offering both natural beauty and potential timber value. This is a rare opportunity to acquire a large, contiguous tract of highly tillable ground with strong income, top-tier soils, and additional recreational upside in a highly desirable region of Marion County.

INCOME:

TILLABLE: 299.35 Acres

CASH RENT: \$350.00/Per Acre or \$105,000 annually

KEY FEATURES:

- Total Acres: 408.25 acres m/l
- Tillable Acres: 299.35 FSA-certified tillable acres
- Soil Types: Lawson, Quiver, Nodaway, and Lesser Silt Loam
- Average CSR2: 76.6
- Annual Income: \$105,000 from cash rent at \$350/acre
- Access: Good access throughout the farm for efficient operation
- Recreational Potential
- Timber Value: Mature walnut and white oak trees
- Investment Potential: Strong income-producing asset with recreational upside

MORE INFO ONLINE:

www.landguys.com

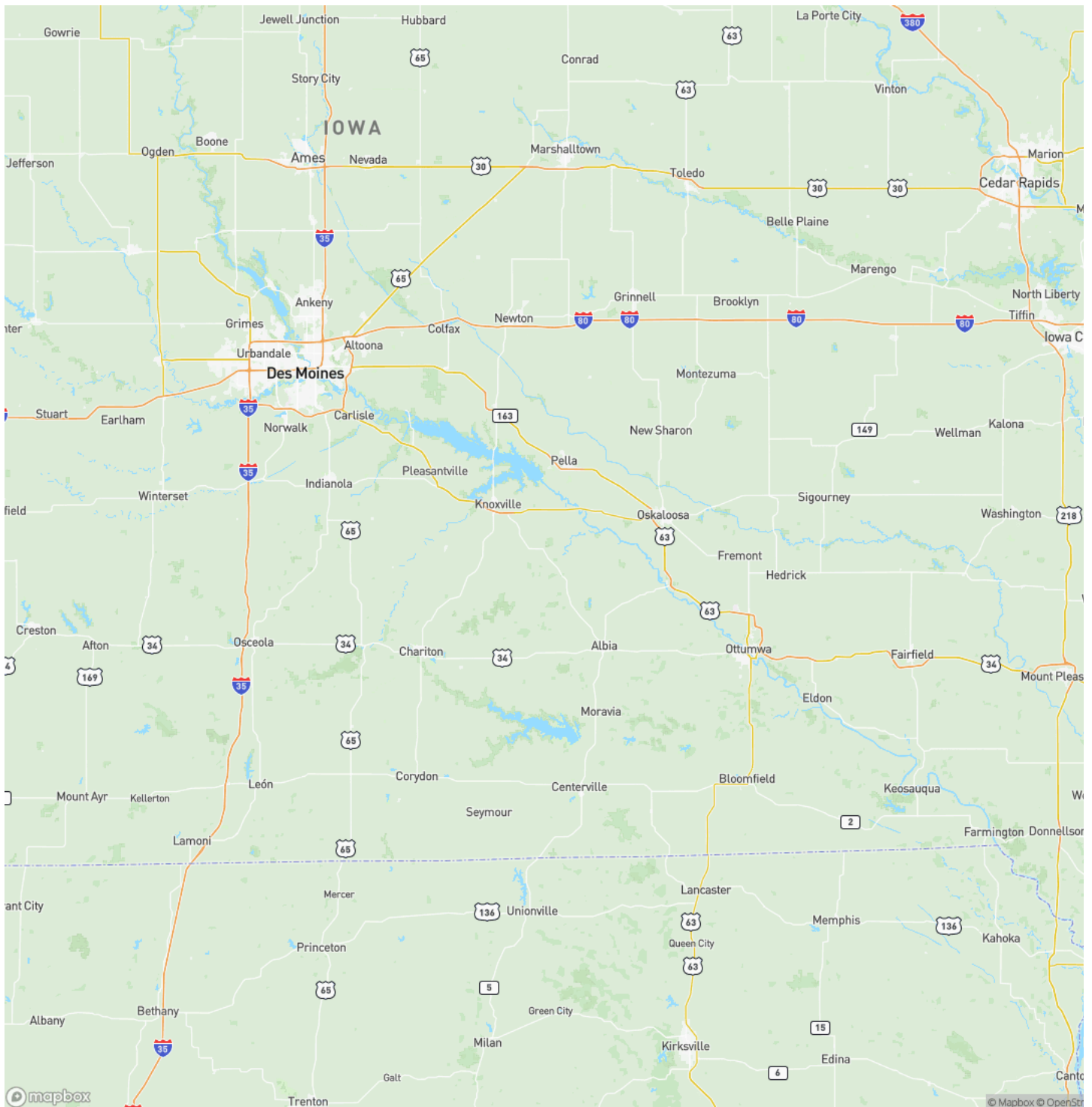
Marion County, Iowa 408 Acres of land For Sale
Bussey, IA / Marion County



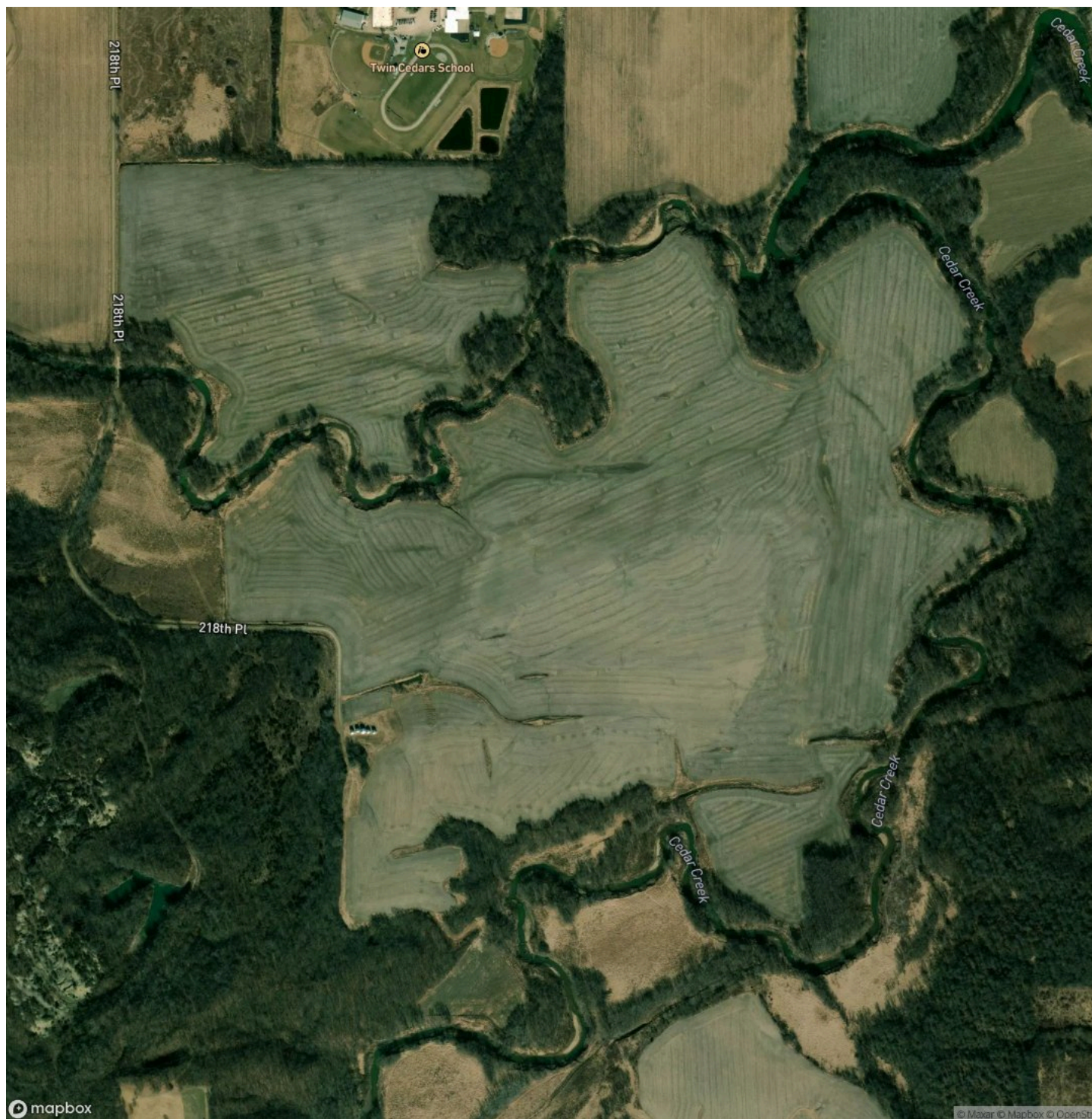
Locator Map



Locator Map



Satellite Map



Marion County, Iowa 408 Acres of land For Sale Bussey, 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

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DISCLAIMERS

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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.

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