

Decatur County Iowa 152 acres CRP income, water and  
great deer  
Lamoni, IA 50140

**\$1,224,600**  
157± Acres  
Decatur County



**Decatur County Iowa 152 acres CRP income, water and great deer  
Lamoni, IA / Decatur County**

---

**SUMMARY**

**City, State Zip**

Lamoni, IA 50140

**County**

Decatur County

**Type**

Farms

**Latitude / Longitude**

40.66092825407886 / -93.9206699746216

**Acreage**

157

**Price**

\$1,224,600

**Property Website**

<https://legacylandco.com/land/decatur-county-iowa-152-acres-crp-income-water-and-great-deer>



## Decatur County Iowa 152 acres CRP income, water and great deer Lamoni, IA / Decatur County

---

### **PROPERTY DESCRIPTION**

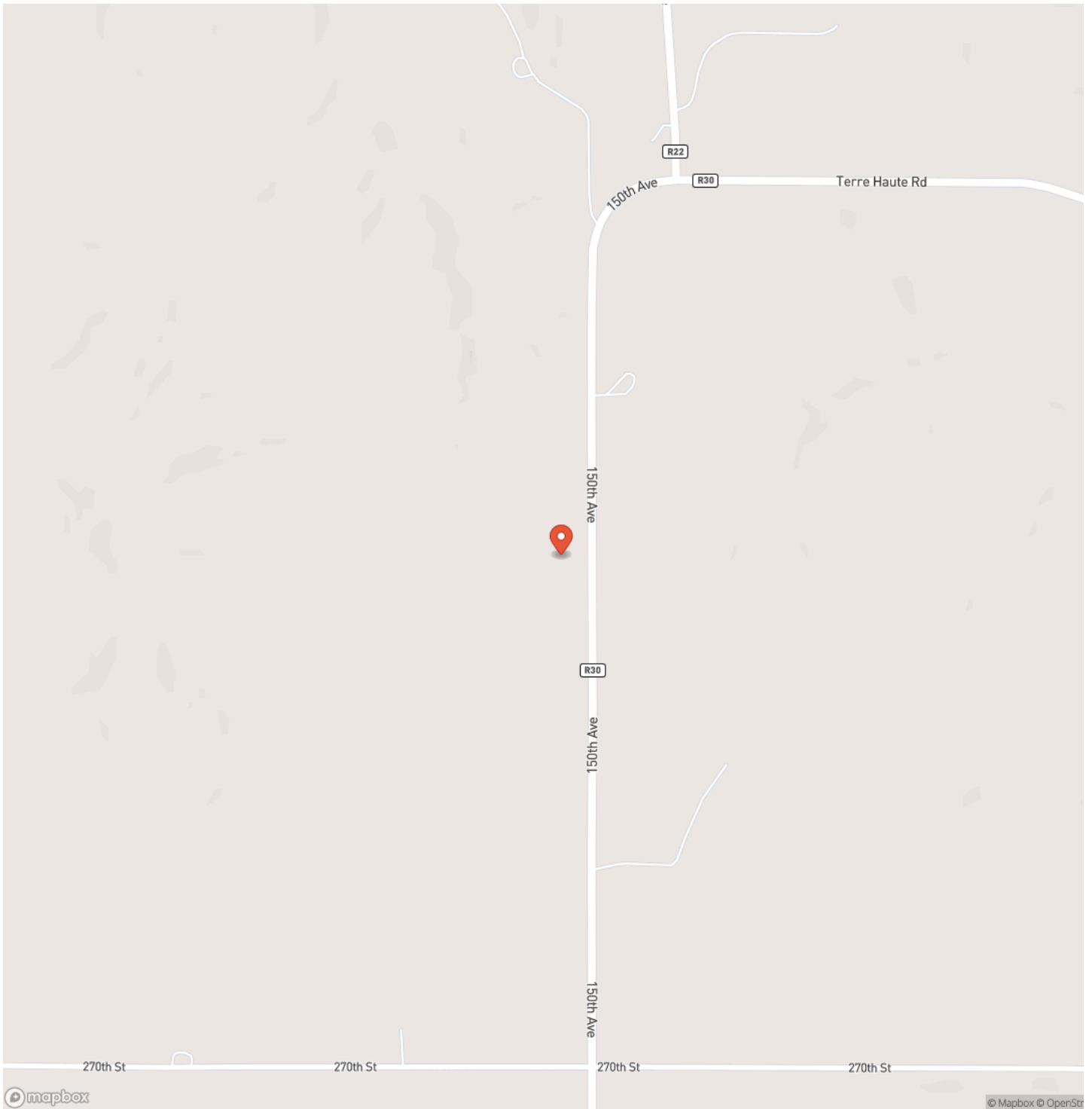
A beautiful 157+- acre piece that consist of pasture, CRP and several ponds. The hunting is fantastic, and will get better with 54.9 acres being enrolled in CP1 through 2032 and paying \$9683 annually. There are rolling hills, and cedar thickets and some hardwood to the West. The land that borders the West side is owned by the city of Lamoni, and there is no trespassing, no camping, no fishing, so it's a great big deer sanctuary. The entire property has fantastic fencing and the North side has been used as pasture and still can be. The pictures of the deer were taken on other parts of this sellers farm, mostly right across the gravel road. If you are interested in seeing this property, Asking \$1,224,600 (\$7800/acre) contact the Legacy Land Co listing agent Talton Toney [641-344-2566](tel:641-344-2566) [ttoney@legacylandco.com](mailto:ttoney@legacylandco.com) or call office [217-371-2598](tel:217-371-2598)

Decatur County Iowa 152 acres CRP income, water and great deer  
Lamoni, IA / Decatur County

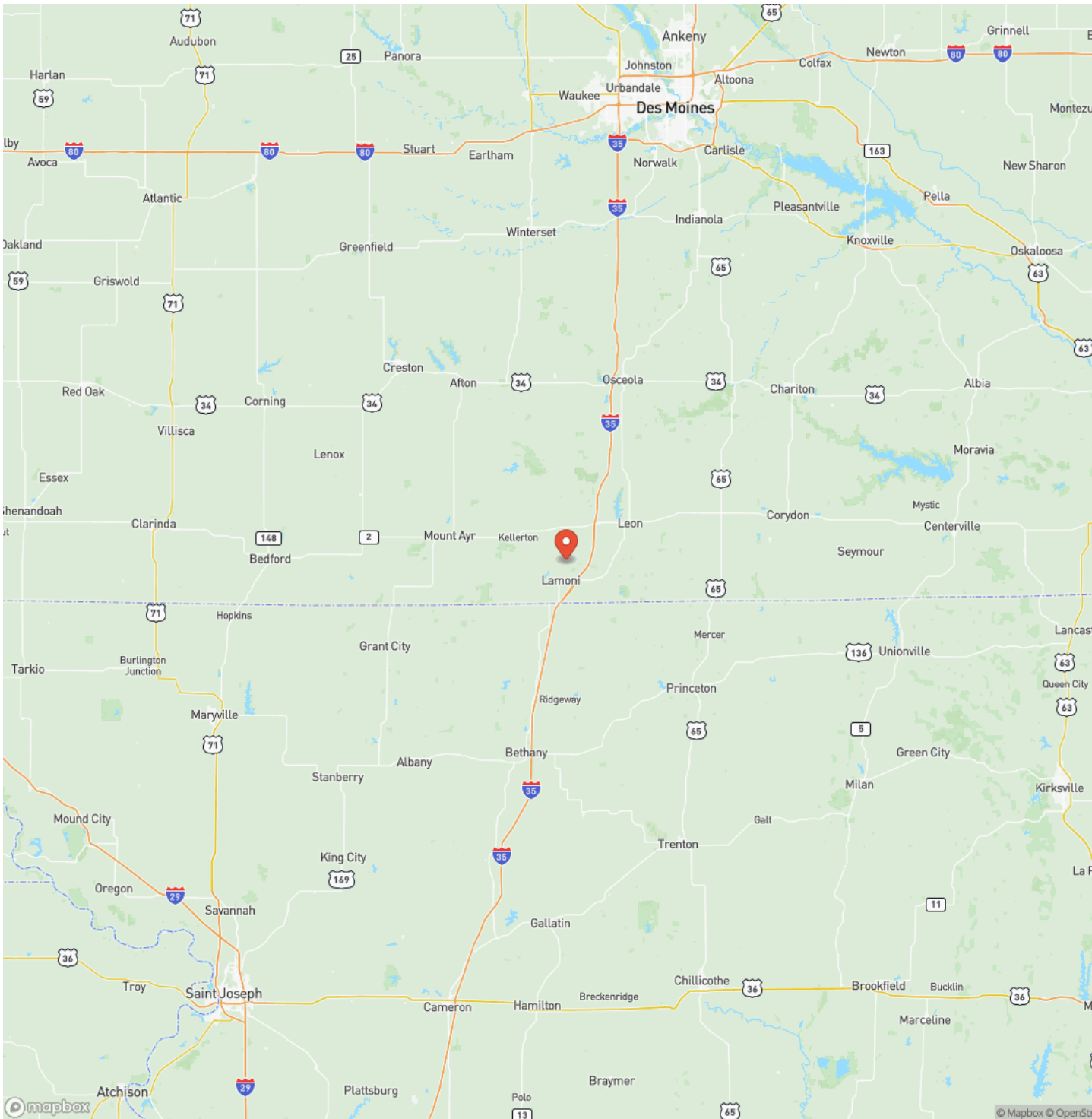
---



## Locator Map



## Locator Map



## Satellite Map



## Decatur County Iowa 152 acres CRP income, water and great deer Lamoni, IA / Decatur County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Talton Toney

## Mobile

(641) 344-2566

## Email

ttoney@legacylandco.com

**Address**

## City / State / Zip

Covington, IN 47932

## NOTES

[illegible]

## NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **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.

---

**Legacy Land Co LLC**  
903 Liberty St  
Covington, IN 47932  
(765) 585-8207

---