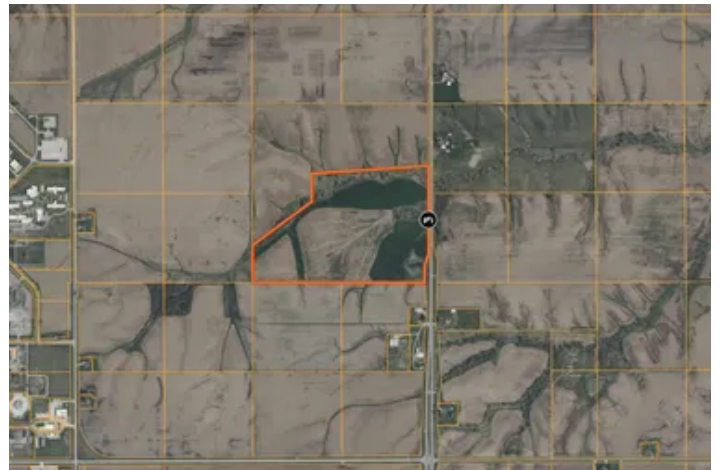
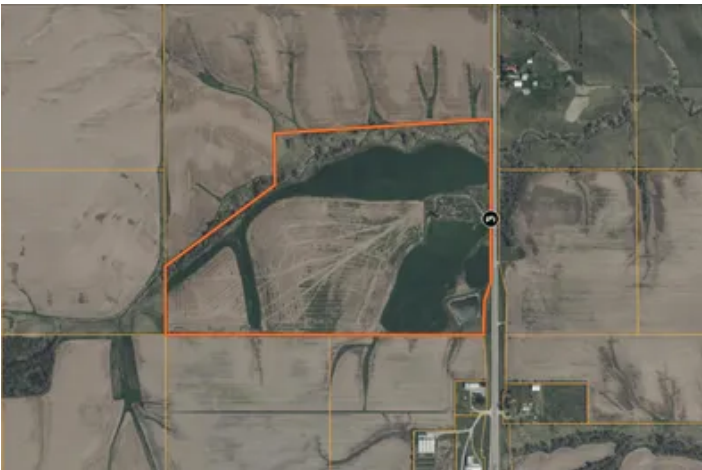


Wapello County, IA 83 Acres Land For Sale
000 Hwy 149
Ottumwa, IA 52501

\$825,850
83± Acres
Wapello County



Wapello County, IA 83 Acres Land For Sale

Ottumwa, IA / Wapello County

SUMMARY

Address

000 Hwy 149

City, State Zip

Ottumwa, IA 52501

County

Wapello County

Type

Farms, Recreational Land, Hunting Land

Latitude / Longitude

41.10707 / -92.41009

Acreage

83

Price

\$825,850

Property Website

<https://landguys.com/property/wapello-county-ia-83-acres-land-for-sale-wapello-iowa/79737/>



Wapello County, IA 83 Acres Land For Sale

Ottumwa, IA / Wapello County

PROPERTY DESCRIPTION

Location, location, location! This well-maintained 83-acre farm sits just off a hard-surfaced road north of Ottumwa, offering convenience, productivity, and potential. With strong soils averaging a CSR2 of 68+, this property is built for success.

The farm includes 72.58 FSA-certified tillable acres, with 50 acres in active row crop production and the balance in a high-quality alfalfa/clover mix, generating a solid \$15,000 in annual income. A beautiful building site overlooks the entire farm and pond, with utilities available, making it ideal for those looking to build their dream home or expand their operation in a picturesque setting. Whether you're a producer, investor, or someone seeking a scenic rural retreat with income, this farm checks all the boxes.

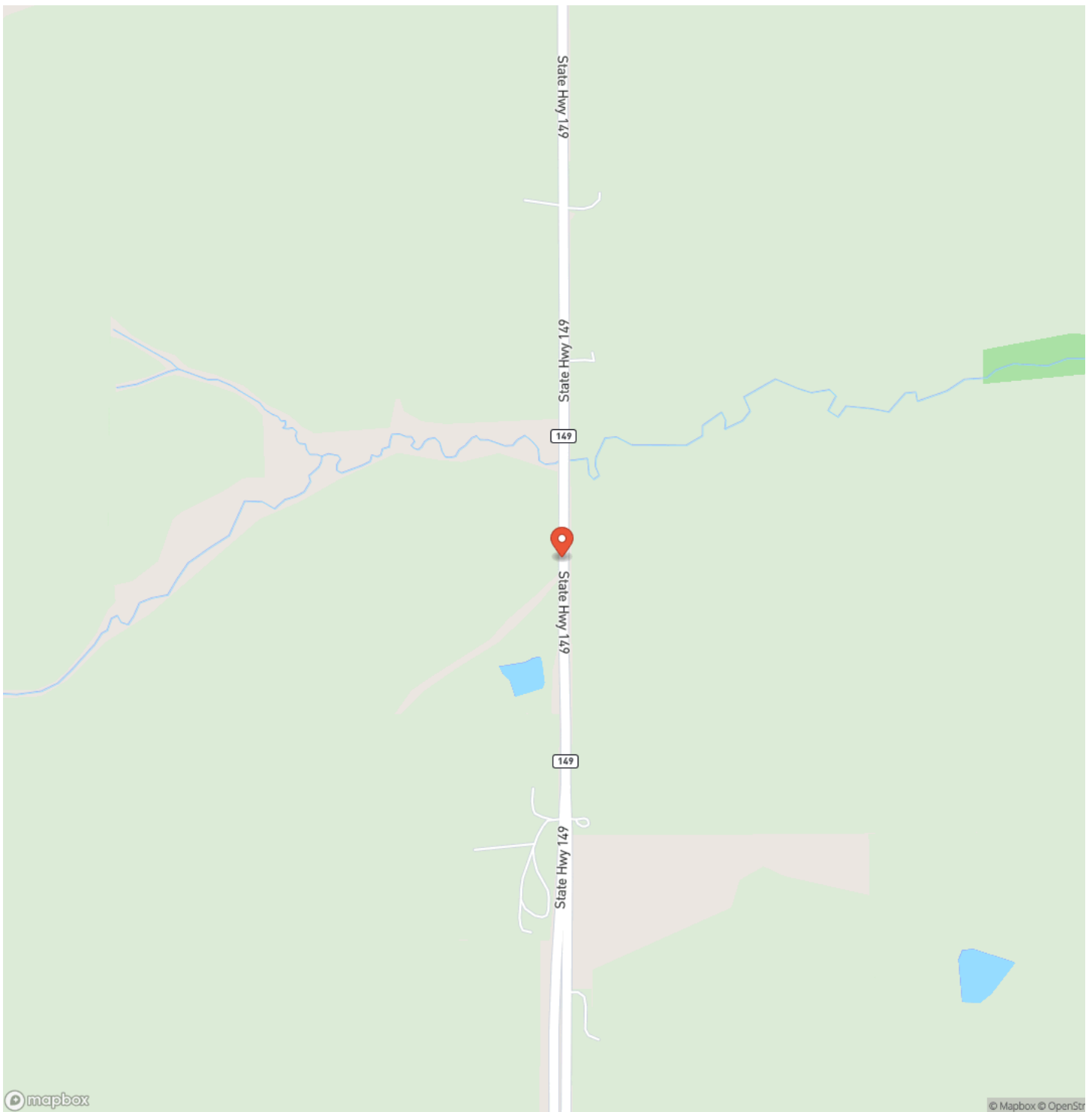
KEY FEATURES

- Prime location just north of Ottumwa, IA, on a hard-surfaced road
- 83 total acres with 72.58 FSA-certified tillable acres
- \$15,000 annual income from row crop and alfalfa/clover mix
- 50 acres in row crop production, remaining acres in alfalfa/clover
- Strong CSR2 rating averaging over 68 – excellent soil productivity
- Scenic building site with views of the entire farm and pond
- Utilities available at the building site – ready for your dream home
- Pond on-site adds recreational and aesthetic value
- Great opportunity for farmers, investors, or rural homebuilders

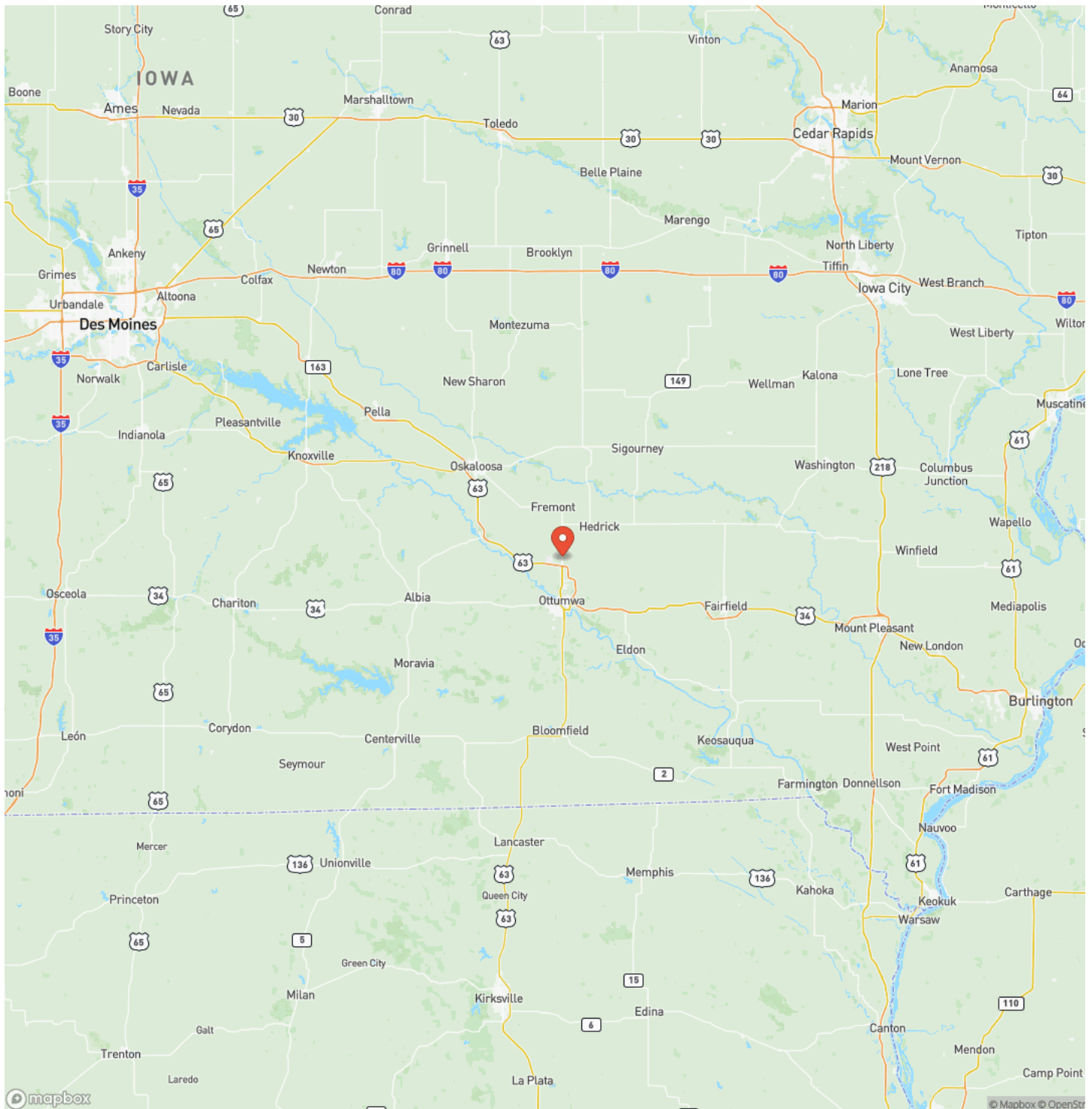
Wapello County, IA 83 Acres Land For Sale
Ottumwa, IA / Wapello County



Locator Map



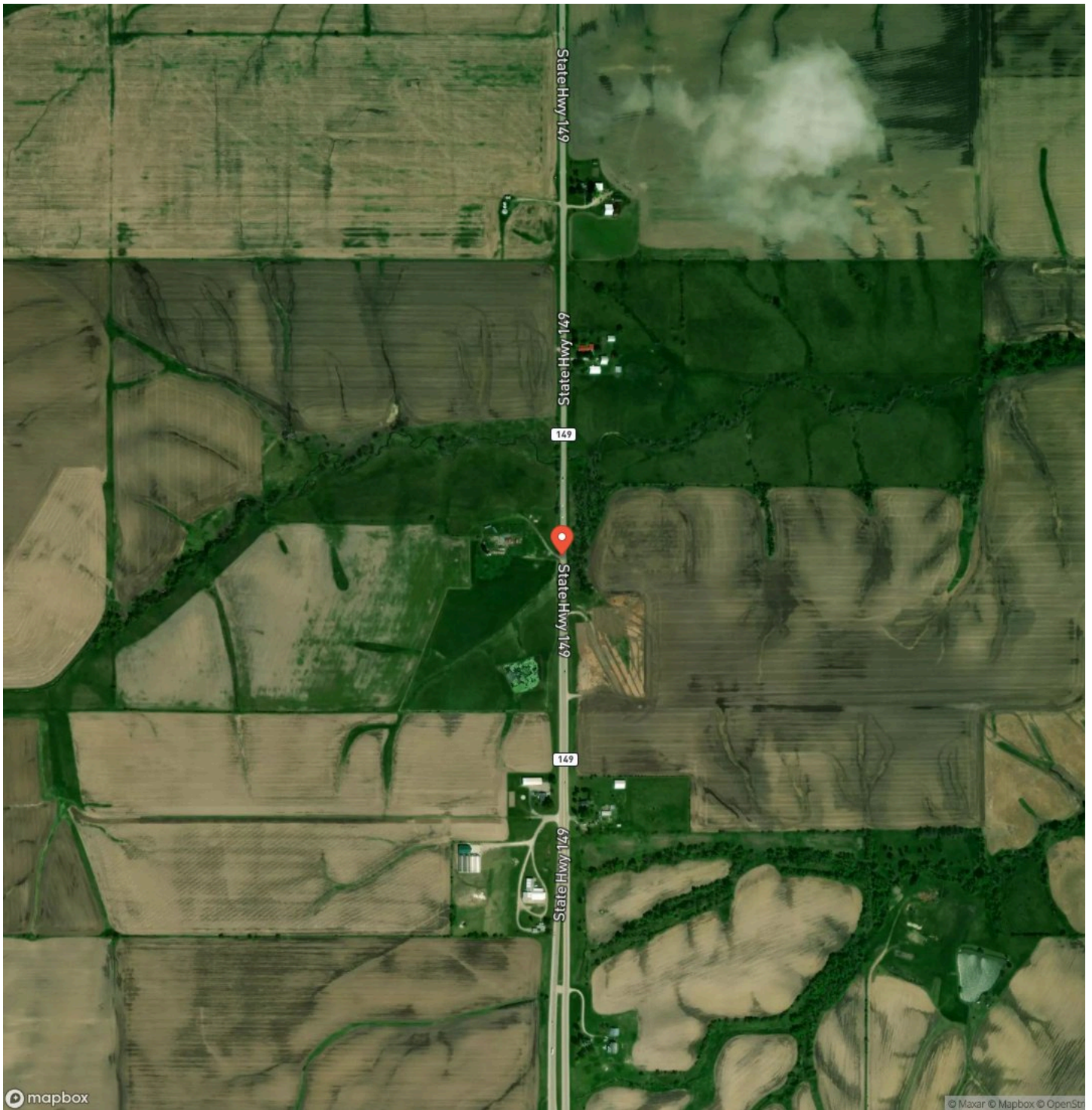
Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Wapello County, IA 83 Acres Land For Sale Ottumwa, IA / Wapello County

LISTING REPRESENTATIVE

For more information contact:



Representative

Danny Fane

Mobile

(518) 588-4497

Email

dfane@landguys.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal 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.

[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.

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