

Marion County, Iowa 98 Acres of Land for Sale
0000 218th PL
Bussey, IA 50044

\$979,999
98± Acres
Marion County



Marion County, Iowa 98 Acres of Land for Sale
Bussey, IA / Marion County

SUMMARY

Address

0000 218th PL

City, State Zip

Bussey, IA 50044

County

Marion County

Type

Recreational Land, Hunting Land, Farms

Latitude / Longitude

41.212707 / -92.927886

Acreage

98

Price

\$979,999

Property Website

<https://landguys.com/property/marion-county-iowa-98-acres-of-land-for-sale-marion-iowa/90142/>



Marion County, Iowa 98 Acres of Land for Sale

Bussey, IA / Marion County

PROPERTY DESCRIPTION

Exceptional Marion County Farmland Opportunity

An outstanding opportunity to own ±98 acres m/l of highly-productive farmland located in the heart of Marion County, Iowa—just southeast of Knoxville. Access to the property is provided by a private, county-maintained lane that leads directly back to the farm. This not only offers privacy and security but also ensures ample clearance for wide farming equipment, making entry and operation convenient for producers. The farm includes approximately 63.62 FSA-certified tillable acres, with a strong soil profile primarily consisting of Lawson–Quiver–Nodaway and Lesser Silt Loam soils, carrying an impressive 82.1 CSR2 average. Currently under a cash rental agreement, the property generates \$22,267 annually at \$350 per tillable acre. This dependable return makes it an excellent option for investors seeking consistent revenue, as well as operators looking to expand their land portfolio with highly-productive, income-generating ground. With its combination of strong soils, proven rental income, and secure access via a county-maintained lane, this farm is a rare offering in Marion County.

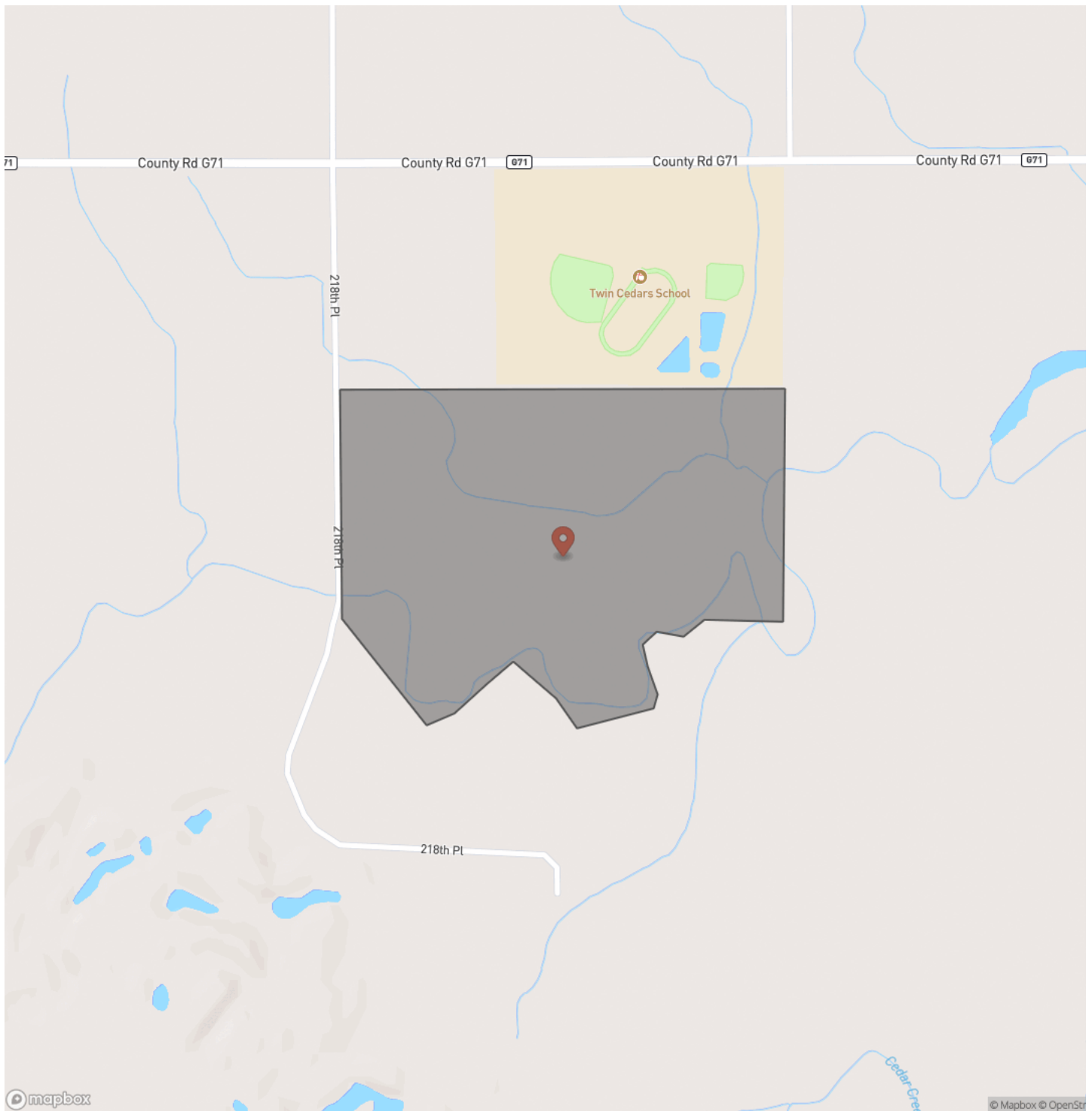
KEY FEATURES

- 63.62 Tillable Acres
- Property generates \$22,267 annually at \$350 per tillable acre
- Access via a county-maintained lane
- Impressive 82.1 CSR2 average

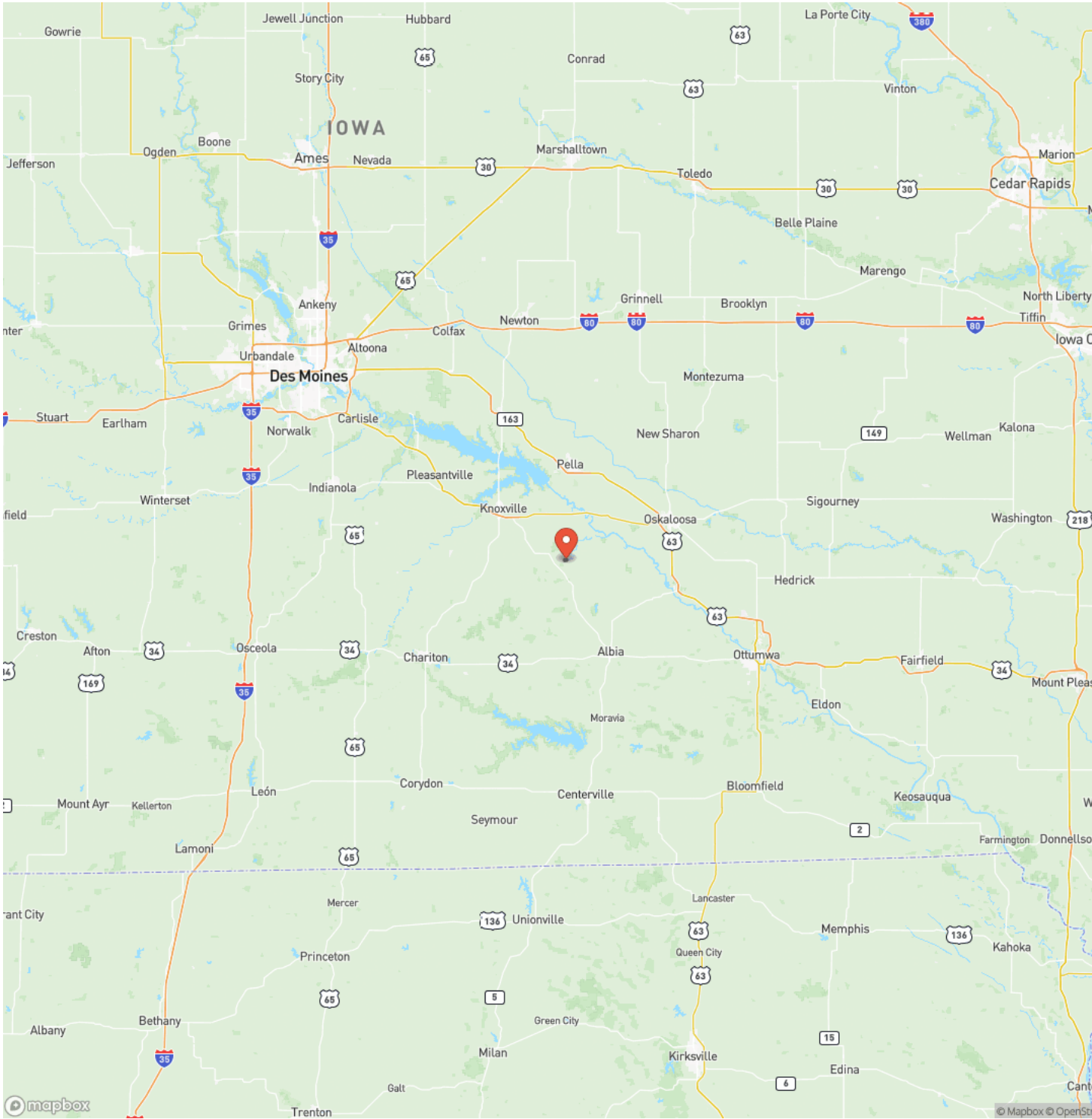
Marion County, Iowa 98 Acres of Land for Sale
Bussey, IA / Marion County



Locator Map



Locator Map



Satellite Map



Marion County, Iowa 98 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

[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
