

Tillable/Hunting Combo
Summit Rd
Humeston, IA 50123

\$427,007
78.360± Acres
Wayne County



Tillable/Hunting Combo
Humeston, IA / Wayne County

SUMMARY

Address

Summit Rd

City, State Zip

Humeston, IA 50123

County

Wayne County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

40.844261 / -93.456443

Acreage

78.360

Price

\$427,007

Property Website

<https://arrowheadlandcompany.com/property/tillable-hunting-combo-wayne-iowa/80120/>



Tillable/Hunting Combo Humeston, IA / Wayne County

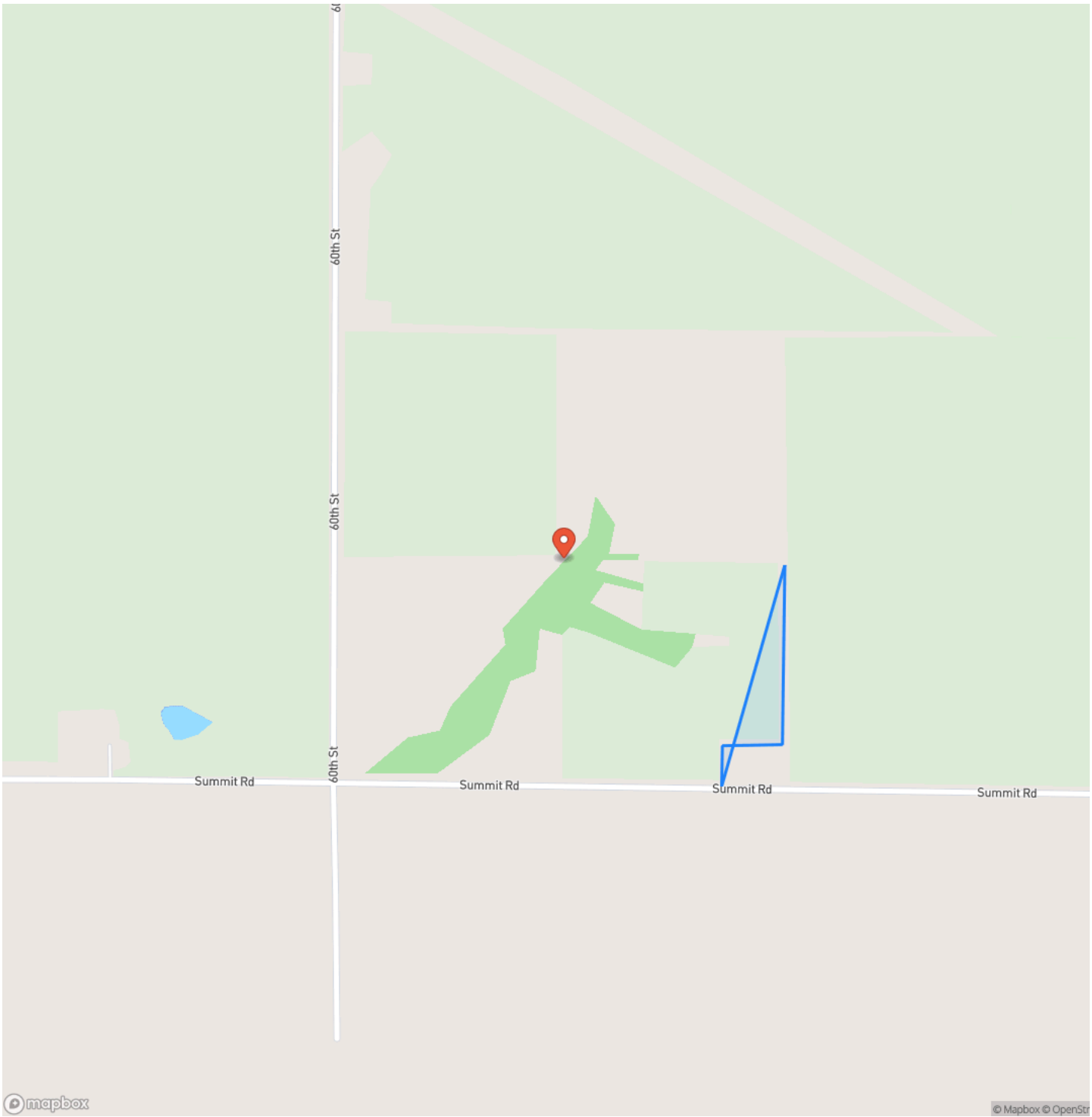
PROPERTY DESCRIPTION

Those looking for a property with excellent agricultural usage while also presenting impressive hunting, this property is tailor made for you! This 78 +/- acres consists of 57 +/- acres of tillable dirt split between several fields with easy road access in multiple locations. An easement allows equipment to easily navigate to the northeast section of the property. The balance of the acreage is made up of timber, fencerows, grassy ditches and waterways. This is phenomenal habitat for whitetails, turkeys, and small game! Some of the grass is enrolled in an FSA program, providing additional income. The deer and turkey sign present throughout the property is endless, and several setup locations will allow them to take advantage of that. Multiple good locations for a build site also exist on this property, diversifying its potential usage further. The property is conveniently located 2 +/- miles from Humeston and 14 +/- miles from Chariton. This place truly has it all! Take advantage of this amazing opportunity to own an amazing farm in Wayne County, Iowa! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Steve Noble at [\(641\) 799-9012](tel:641799-9012).

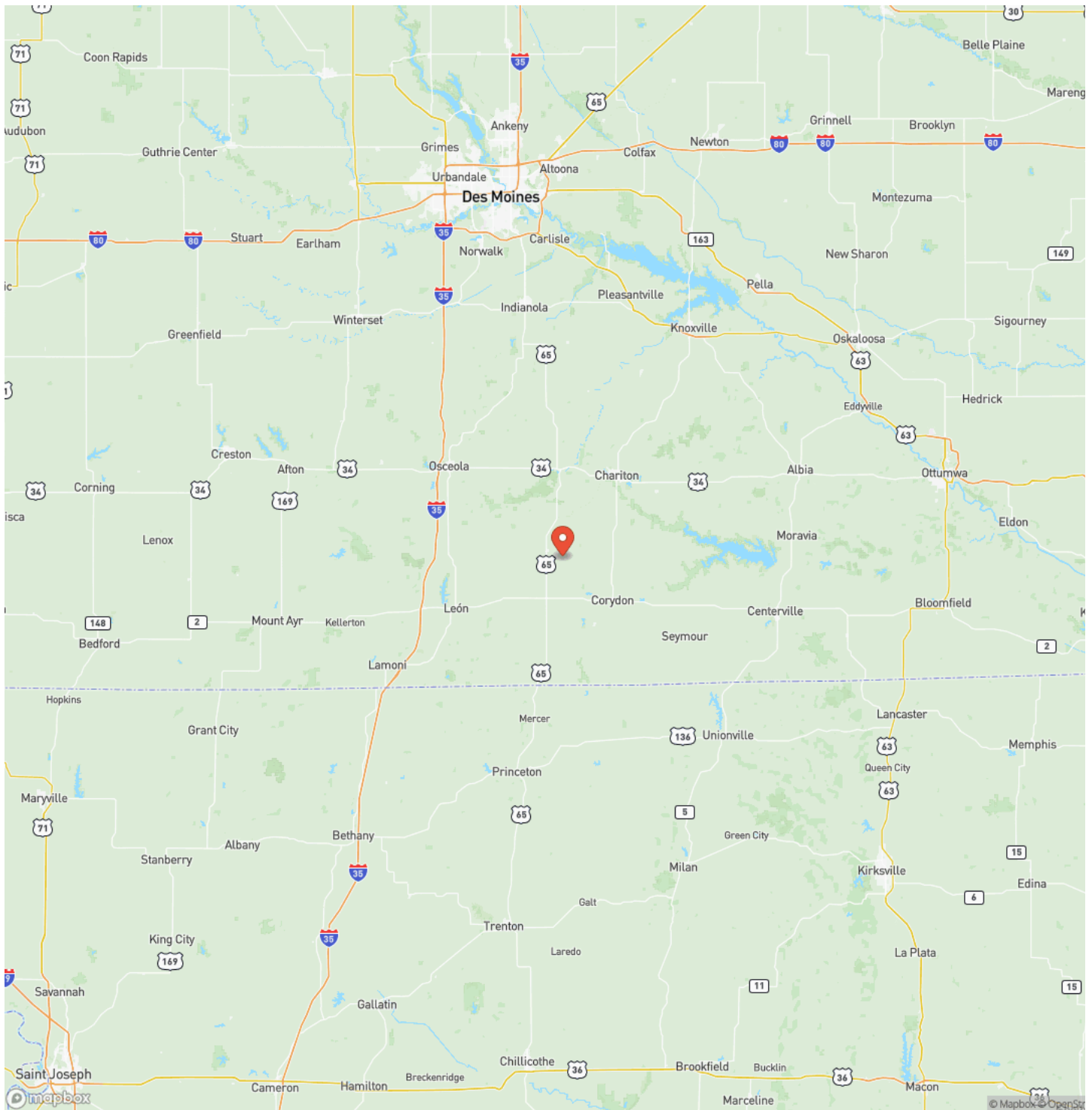
Tillable/Hunting Combo
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Locator Map



Locator Map



Satellite Map



Tillable/Hunting Combo

Humeston, IA / Wayne County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Noble

Mobile

(641) 799-9012

Office

(309) 331-5767

Email

steve.noble@arrowheadlandcompany.com

Address

18587 74th. St.

City / State / Zip

NOTES

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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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

