

Walnut Creek Tillable Acreage
176th PI
Knoxville, IA 50138

\$475,600
58± Acres
Marion County



Walnut Creek Tillable Acreage Knoxville, IA / Marion County

SUMMARY

Address

176th Pl

City, State Zip

Knoxville, IA 50138

County

Marion County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

41.242548 / -93.013883

Acreage

58

Price

\$475,600

Property Website

<https://arrowheadlandcompany.com/property/walnut-creek-tillable-acreage-marion-iowa/89850/>



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PROPERTY DESCRIPTION

Farmers and investors will want to take a look at this excellent income-producing property in Marion County, Iowa! This 58 +/- acre property presents a rare opportunity to own a great piece of tillable with several sought-after attributes. Of this 58 +/- acres, 45 +/- acres are tillable scoring an average of 59 CSR2, with the balance of the acreage in strategically located waterways and a timbered creek bottom. The most prominent soil type on this property is Ladoga silt loam, scoring an impressive 75 on the CSR2 scale. Road frontage to the East and a gated entrance allow for easy access into and out of the property with equipment. The lay of the hills and waterways allow for effective water drainage. Recreational value is also not lacking on this property, with multiple potential hunting setups in the timbered creek bottom or with a blind on the field. Located just outside of Attica and 6 +/- miles from Knoxville, IA, this property is just a short ride from town. The best time to grow your farming operation or investment portfolio is always when a property like this is for sale! Additional tillable acreage is available with this listing. Final acreage is subject to survey. 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:6417999012).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

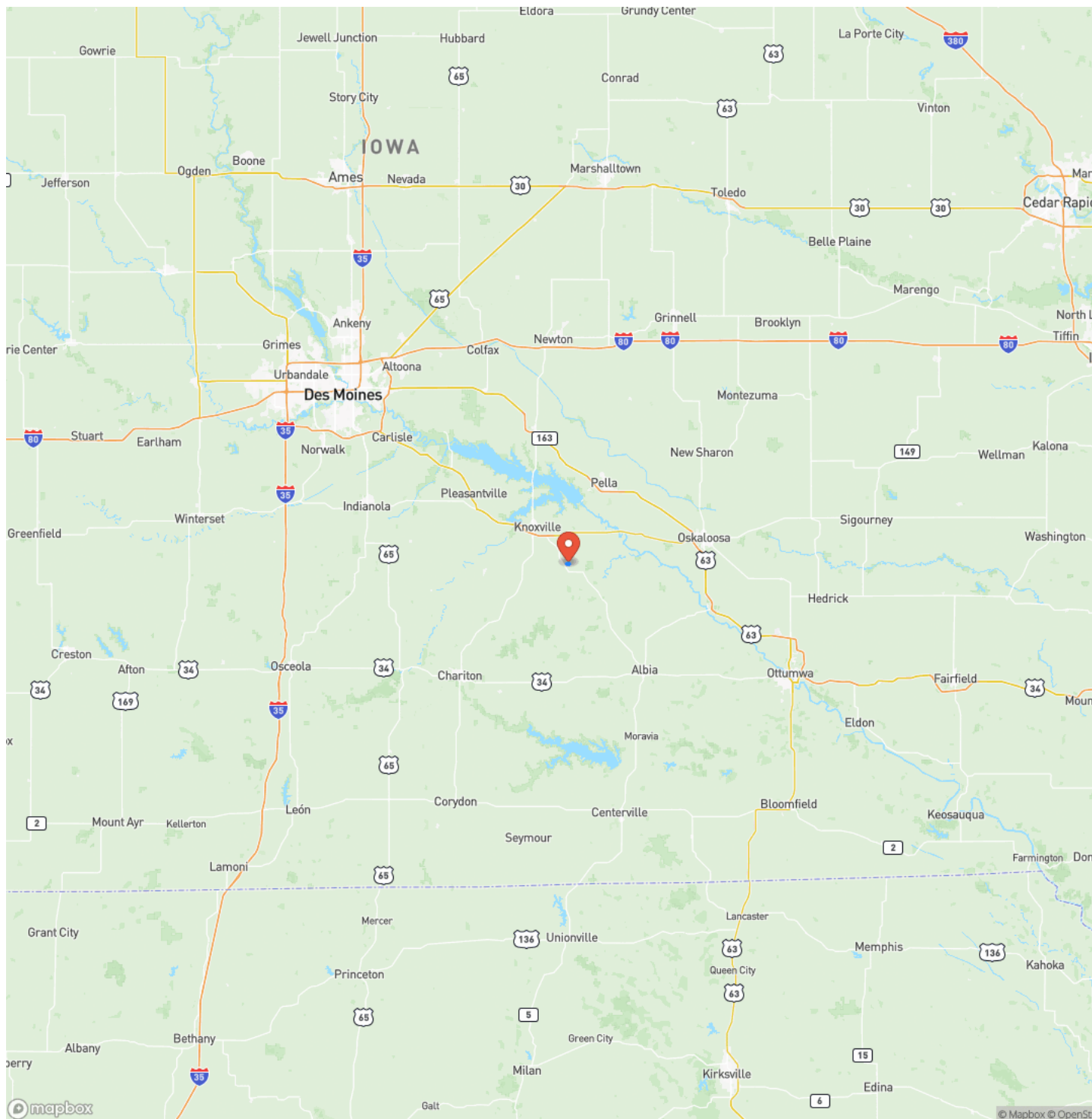
Walnut Creek Tillable Acreage
Knoxville, IA / Marion County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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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.

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



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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