

Ninemile Creek Tillable
J22 Rd
Humeston, IA 50123

\$992,000
155± Acres
Wayne County



Ninemile Creek Tillable
Humeston, IA / Wayne County

SUMMARY

Address

J22 Rd

City, State Zip

Humeston, IA 50123

County

Wayne County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

40.851579 / -93.475546

Acreage

155

Price

\$992,000

Property Website

<https://arrowheadlandcompany.com/property/ninemile-creek-tillable-wayne-iowa/80125/>

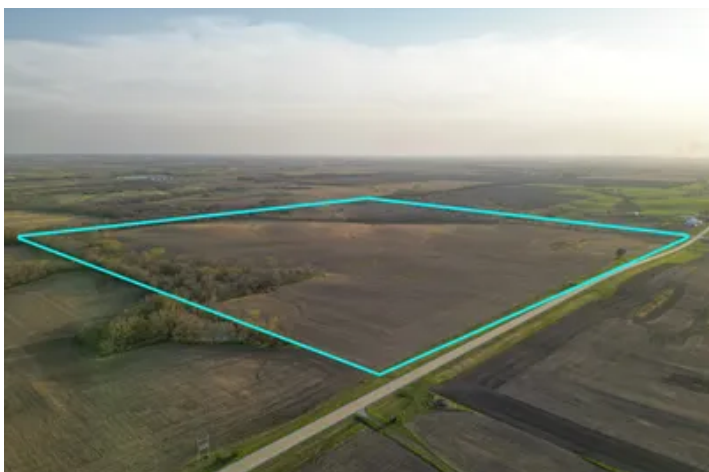


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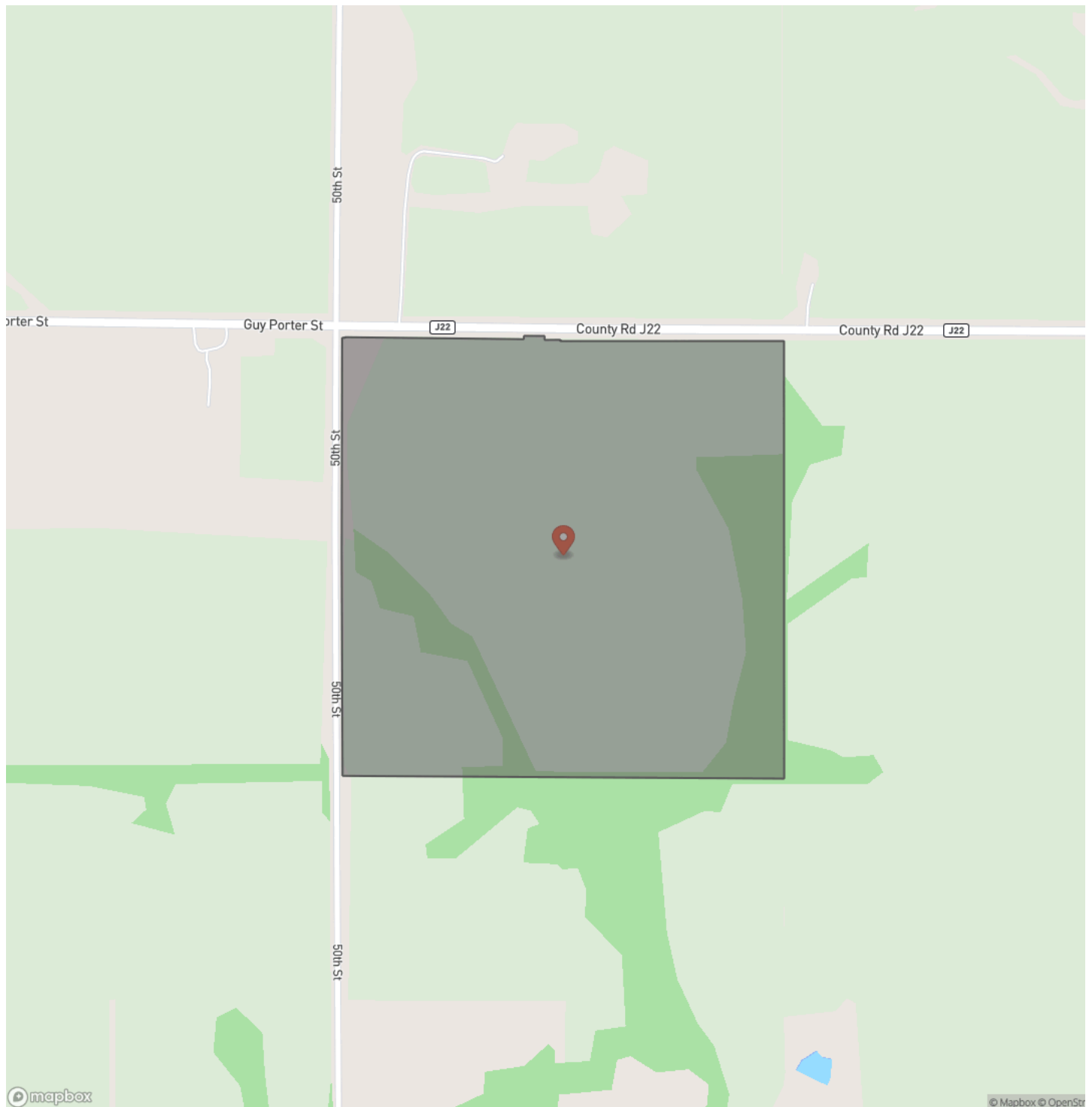
PROPERTY DESCRIPTION

This tillable property with some bonus recreational opportunity will make an excellent addition to your property portfolio. The vast majority of this 155 +/- acre property is made up of tillable ground, with a solid CSR2 average of 48.8. The majority of the tillable acreage is contiguous, and there is road access into the field from two sides, making this place extremely convenient for usage with farming equipment. The balance of the acreage is made up of hardwood timber and waterways, creating an opportunity to enjoy the hunting Iowa is known for. Deer and turkey sign is heavily present throughout, and the narrow timber creates pinch points conducive to close-range shooting opportunities. This property is located less than a mile from Humeston and 14 +/- miles from Chariton. Do not miss out on your chance to own a well-priced piece of quality Iowa farm ground! 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).

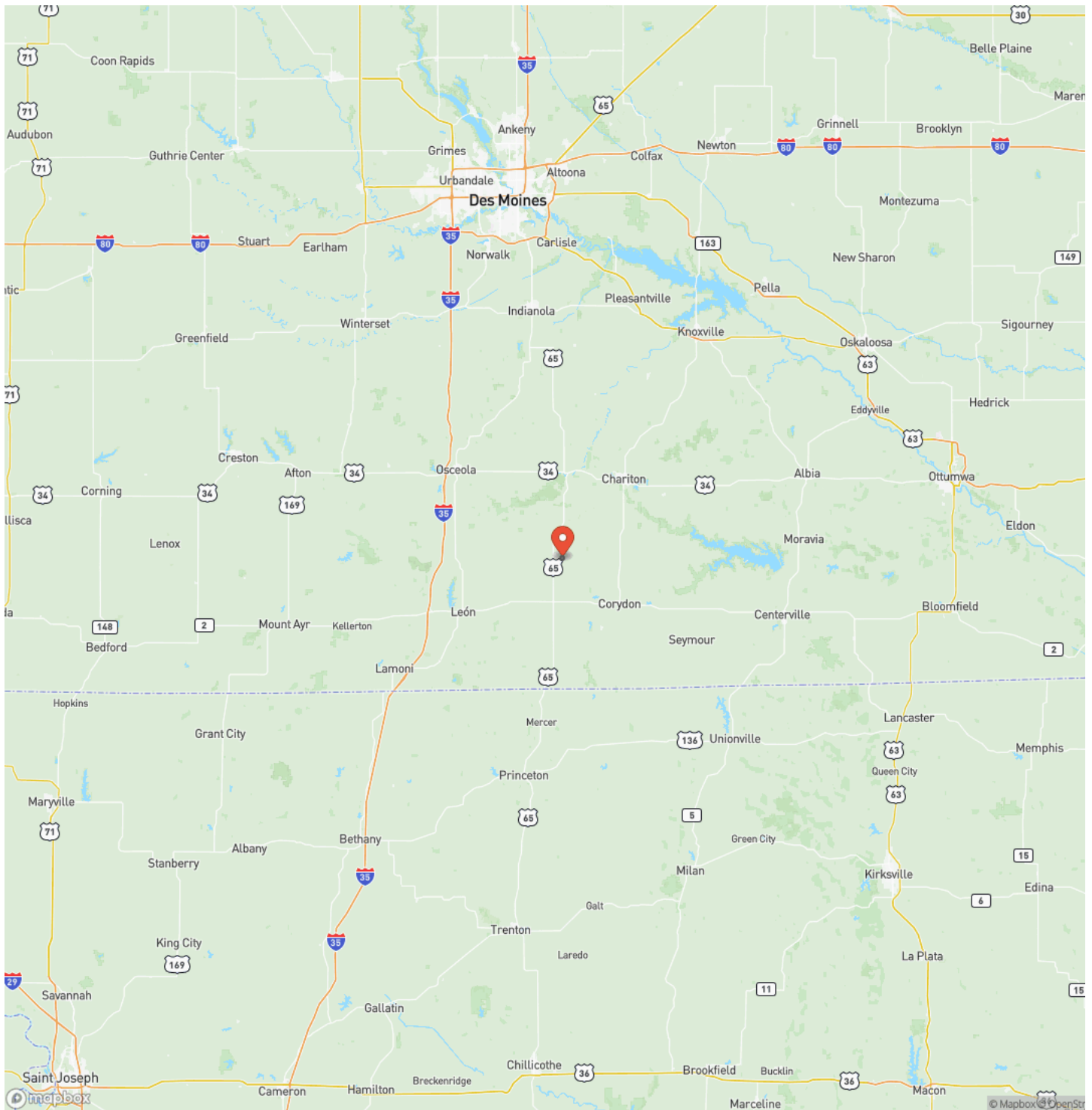
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Locator Map



Locator Map



Satellite Map



Ninemile Creek Tillable
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LISTING REPRESENTATIVE
For more information contact:



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Steve Noble

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(641) 799-9012

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Address
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City / State / Zip

NOTES

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www.arrowheadlandcompany.com

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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