

Boone County, Iowa Land for Sale | 110.4 ± Acres |
Income & Hunting Blend
Quill Ave
Boone, IA 50037

\$1,300,000
110.400± Acres
Boone County



Boone County, Iowa Land for Sale | 110.4 ± Acres | Income & Hunting Blend
Boone, IA / Boone County

SUMMARY

Address

Quill Ave

City, State Zip

Boone, IA 50037

County

Boone County

Type

Farms, Ranches

Latitude / Longitude

42.0143782 / -93.8529055

Acreage

110.400

Price

\$1,300,000

Property Website

<https://www.wmgauction.com/auctions/boone-county-iowa-land-for-sale-110-4-acres-income-hunting-blend-boone-iowa/91906/>



PROPERTY DESCRIPTION

Inside This Boone County Iowa Land for Sale

This Boone County Iowa land for sale combines productive farmland, income-generating CRP, and high-quality hunting terrain within a 110.4 ± acre tract located just 2.2 miles southeast of Boone. With estimated tillable acreage and CRP payments totaling over \$10,200 annually, this property gives both agricultural value and recreational appeal. If you've been looking for Iowa land for sale that delivers diversified utility—farm, investment, and outdoor use—this Boone County offering hits that mark.

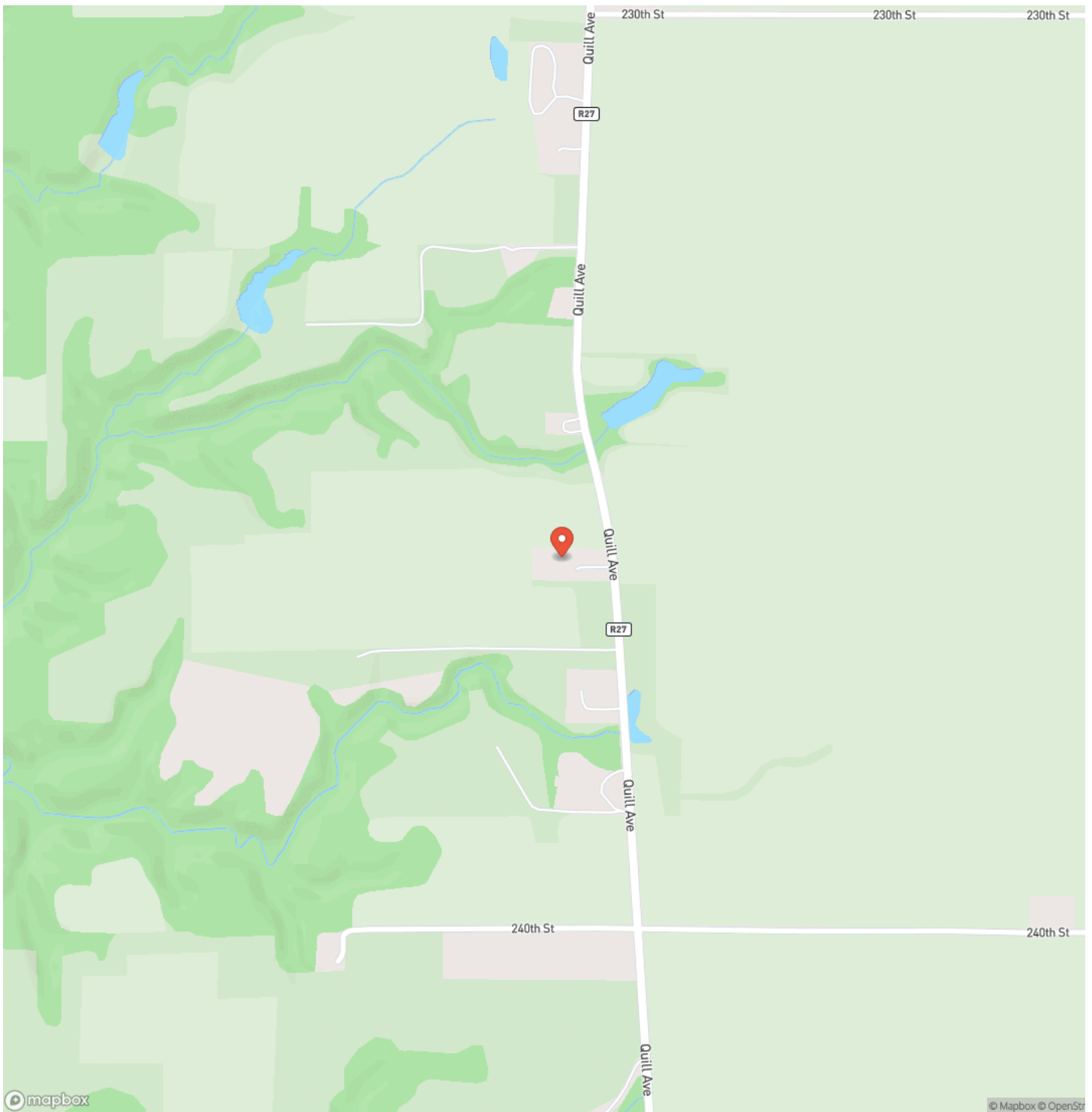
Key Features & Property Highlights:

- 110.4 ± total acres in Sec. 10, 11 & 15-83N-26W, Boone County, Iowa
- Income-producing from farmland and CRP (29.9 ± acres enrolled, ~\$10,274 annual CRP payments)
- Estimated tillable acres of ~16.86 with CSR2 of 82.4 on that tillable portion
- Great hunting ground with native cover, timber & pasture mix — ideal for wildlife enthusiasts
- Prime location: about 2.2 miles from Boone, within central Iowa's strong land market
- Presented by Whitaker Marketing Group | Iowa Land Experts

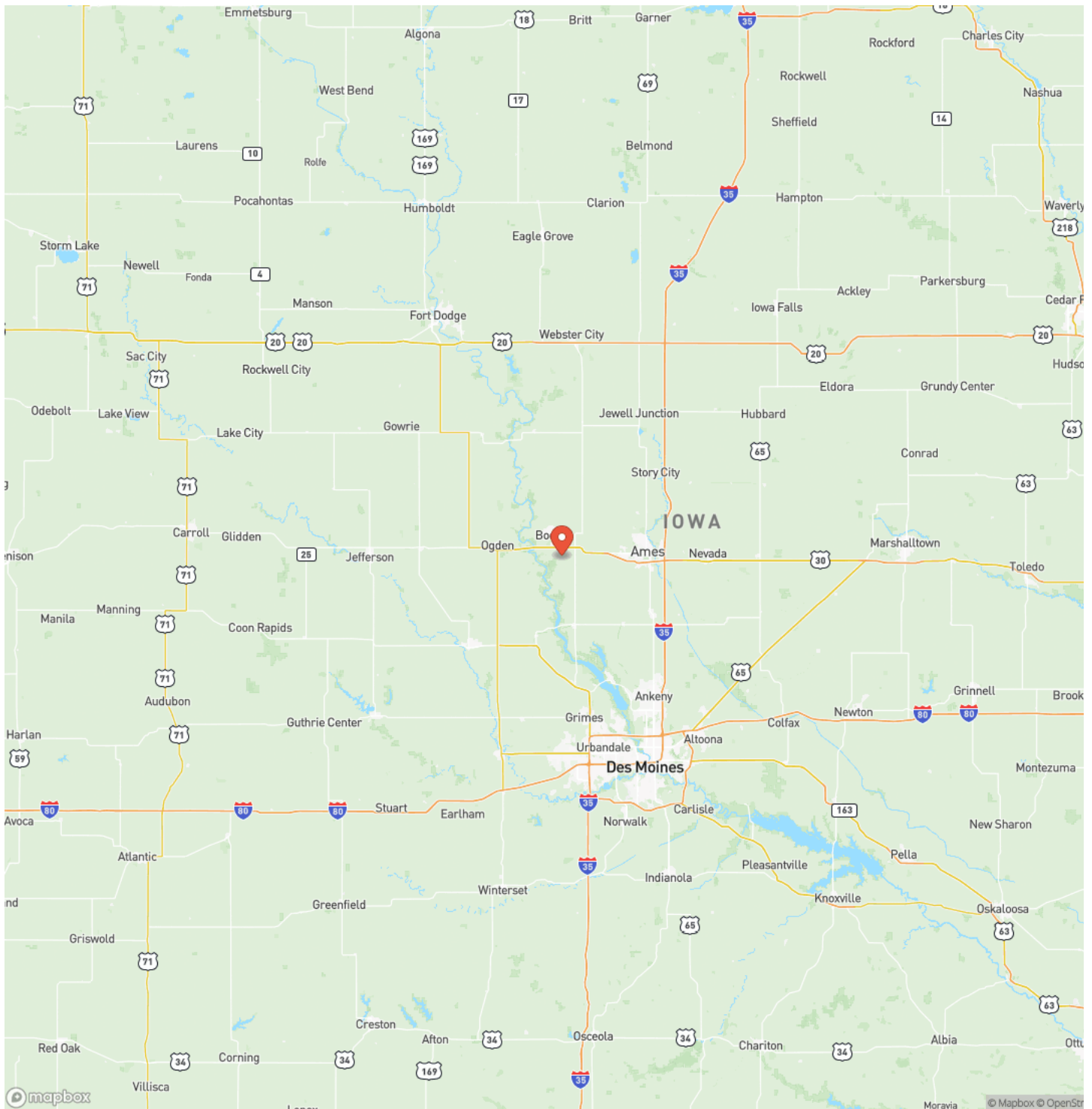
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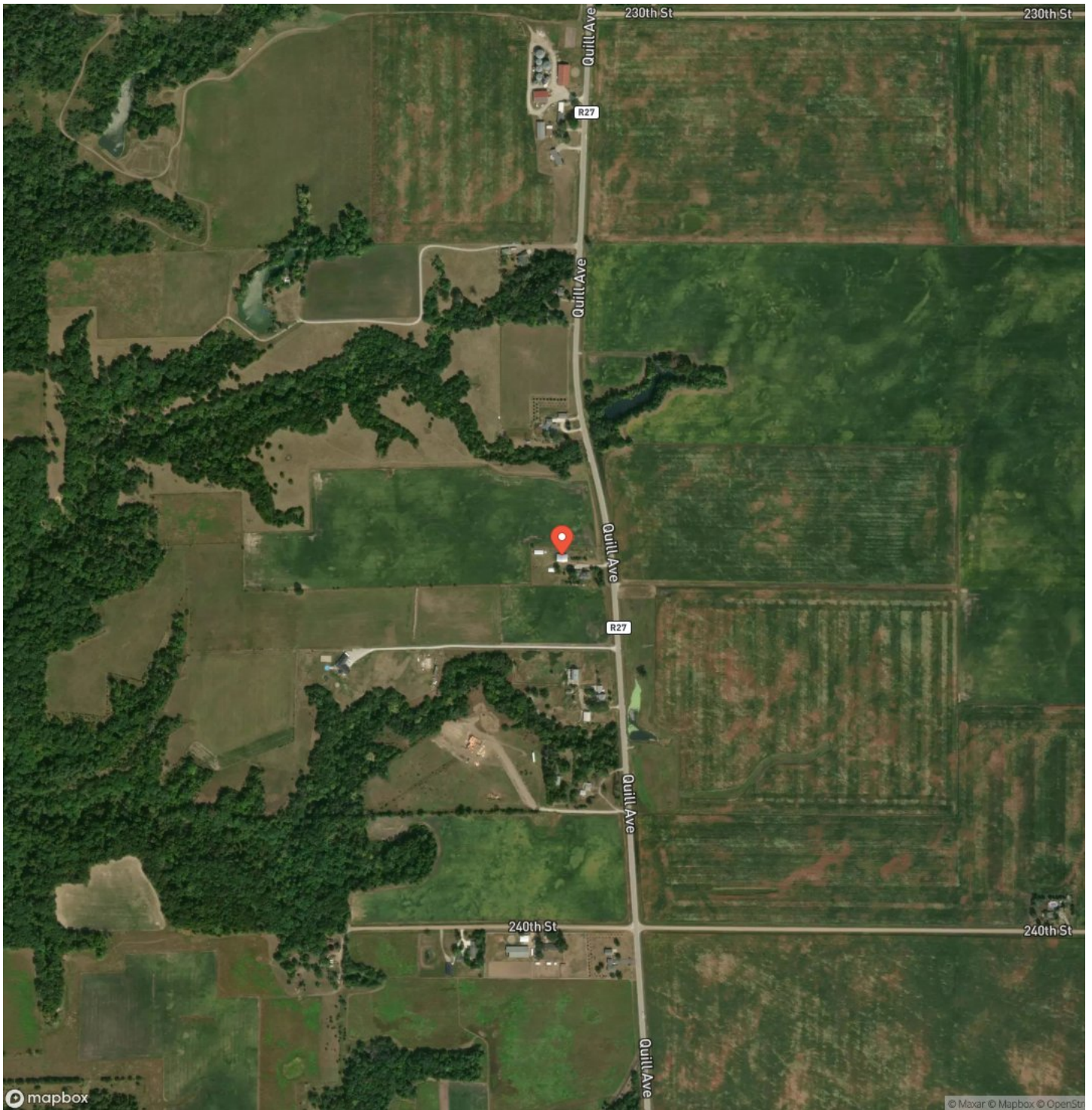
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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26466 Sandhill Trl

City / State / Zip

NOTES



This image shows a single 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.

DISCLAIMERS

All information contained in this brochure has been obtained from sources considered to be reliable. However, bidders are invited to inspect the property and make their own investigations with respect thereto. This sale is subject to all easements, covenants, leases, and restrictions of record. All sales are presumed to be made by the individual judgment of the purchaser. All property is sold on an "As is-Where is" basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All map boundaries are approximate, and photographs used may or may not depict the actual property. Seller reserves the right to reject any and all bids/offers.

Whitaker Marketing Group - Auctions & Real Estate

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