

WAYNEHANSEN

REAL ESTATE, LLC

AUDUBON COUNTY LAND FOR SALE

72 acres M/L, Section 11, Sharon Township

List Price: \$7,500/acre or \$540,000, CSR2: 56.8, Taxes: \$1,926



Here's an opportunity to own an Iowa farm just a half mile North of scenic Hwy 44 in Audubon County (just 5 miles West of Hamlin or 4.5 miles East of Kimballton). The 71.96 acre farm has been enrolled in CRP and the IHAP (Iowa Habitat & Access Program) for the last 8 years that provides access for public hunting Sept 1-May 31. CRP Contract expires Sept 30, 2025 which produces an annual payment of \$15,694 each October (Sellers will retain the 2023 payment). Average CSR2 is 56.2. Could make a great combo property for hunting/farming and a beautiful place to build an acreage. Maps, contracts, and drone video are available upon request or on our website.

Listing agent is a part owner and related to the other sellers.

Contact Abby Rasmussen at 712-249-1311.