

Asking Price: \$405,000
Taxes: \$834 Annually



LISTING 13560

Clarke County, Iowa

DIRECTIONS: From Woodburn, travel south on Mill Street approximately 1.2 miles. Road curves east and becomes 330th Avenue. Follow 330th Avenue as it turns back south. Continue south approximately 0.75 miles to Fox Street. Turn east onto Fox Street and continue 0.75 miles. Farm is situated on the south side of Fox Street. Look for Peoples Company sign.



Offering 93 acres w/l of productive Clarke County farmland located south of Woodburn, Iowa on Fox Street. Farm includes 78.88 acres currently enrolled in CRP paying \$16,098 annually. Contract type is CP23 and expires in 2019. All mid-contract maintenance has been performed. Opportunity to put these acres back into production when contract expires as the 78.88 FSA tillable acres carry a CSR of 72.8 (CSR2 of 68.5). Primary soil types on the tillable acres include Zook, Vesser, and Lawson. Farm also includes a recreational component as the balance is in timber and grass waterways and lays adjacent to White Breast Creek and Stephens State Forest. Located in Section 1 of Franklin Township.

Farm Program Information

Corn – 23.7 base acres
with a PLC Yield of 87
Beans – 5.6 base acres
with a PLC Yield of 36
Oats – 0.7 base acres
with a PLC Yield of 44

Listing Agents

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