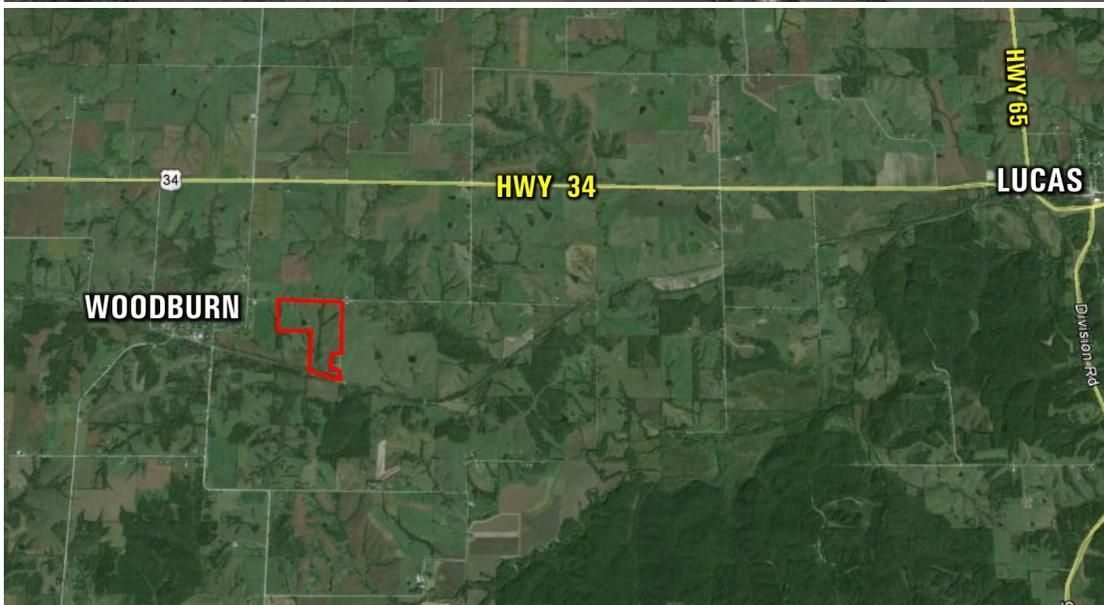
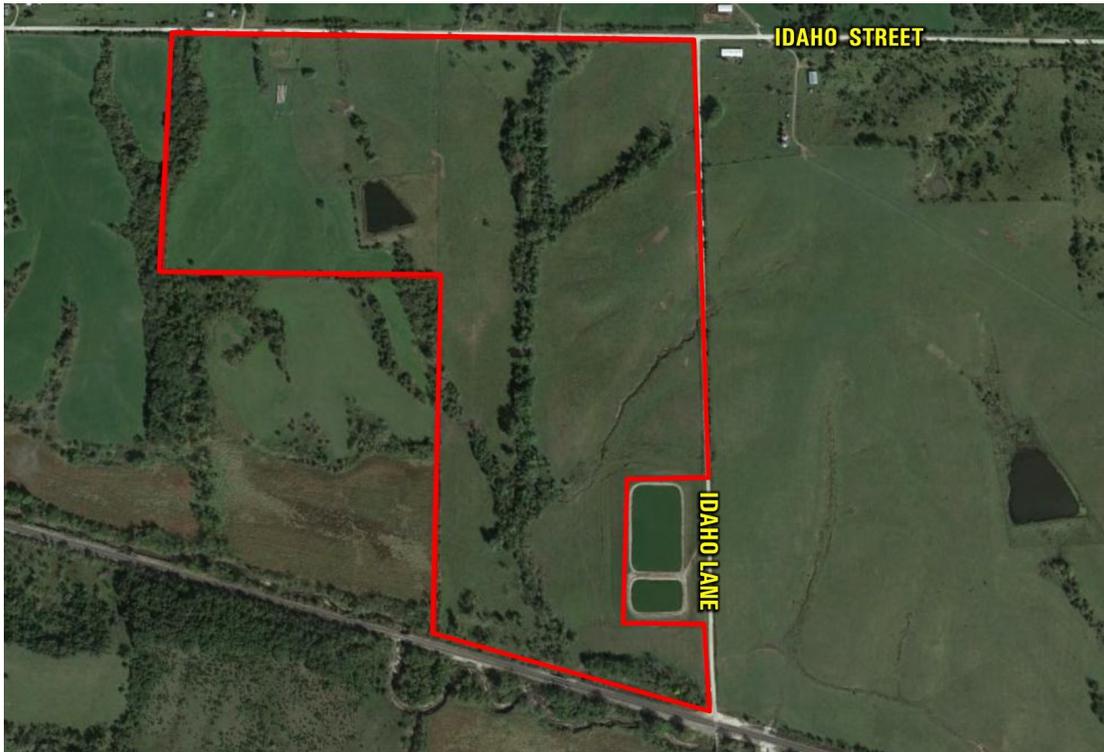


LAND FOR SALE



120 ACRES M/L CLARKE COUNTY, IOWA



LISTING #13695

PRICE: \$324,000 (\$2,700/Acre)

DESCRIPTION: 120 acres of open pasture and wooded draws loaded with Cedar, Cottonwood and Walnut trees. The views from the top of the hill go on forever. Rural water and Electric are at the site with sewer availability. The pasture cross fenced and accessible from all sides. There is a stocked pond that piped to a cattle water and a separate spring that is piped to cattle water in another paddock. The fence is mostly in good shape but could use some work along the rail road. If you are looking for pasture this is one you need to see. You can drive it with your pickup.

DIRECTIONS: From Osceola, Take Highway 34 east of Osceola 7 miles to the Woodburn corner. Go south on State Hwy 942 1 mile to 330th St. Take 330th a 1/4 mile to Idaho and go east on Idaho for a 1/2 mile. The property is on the south side of Idaho St. and the west side of Idaho Lane.

TAXES: \$1,124 Annually

FARM PROGRAM INFORMATION:

125.62 Farmland acres
61.05 FSA Cropland acres This farm has been in Permanent Pasture.

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