

LAND FOR SALE



70 ACRES M/L CLARKE COUNTY, IOWA



LISTING #13605

PRICE: \$294,000 (\$4,200/Acre)

DESCRIPTION: Offering 70 acres m/l of productive farmland in Clarke County, Iowa. This farm has 44.3 cropland acres with a weighted average CSR of 54.3 (CSR2 of 61.7). Remaining acres consist of clean pasture with great fence and three ponds. The farm is cash rented for 2016. Located just two miles from Interstate 35 and Lakeside Casino, this would make an excellent building location. Utilities available. This farm is located in Section 10 of Ward Township, just west of Osceola, IA.

DIRECTIONS: From Interstate 35: Take exit 34 and turn right onto Clay Street/Kansas Street. Continue west on Kansas Street to 195th Avenue. The property is on the north side of Kansas St. and on the west side of 195th Ave.

TAXES: \$960 Annually

FARM DETAILS:

44.30 Cropland Acres
44.30 Corn Base Acres with a PLC Yield of 103

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