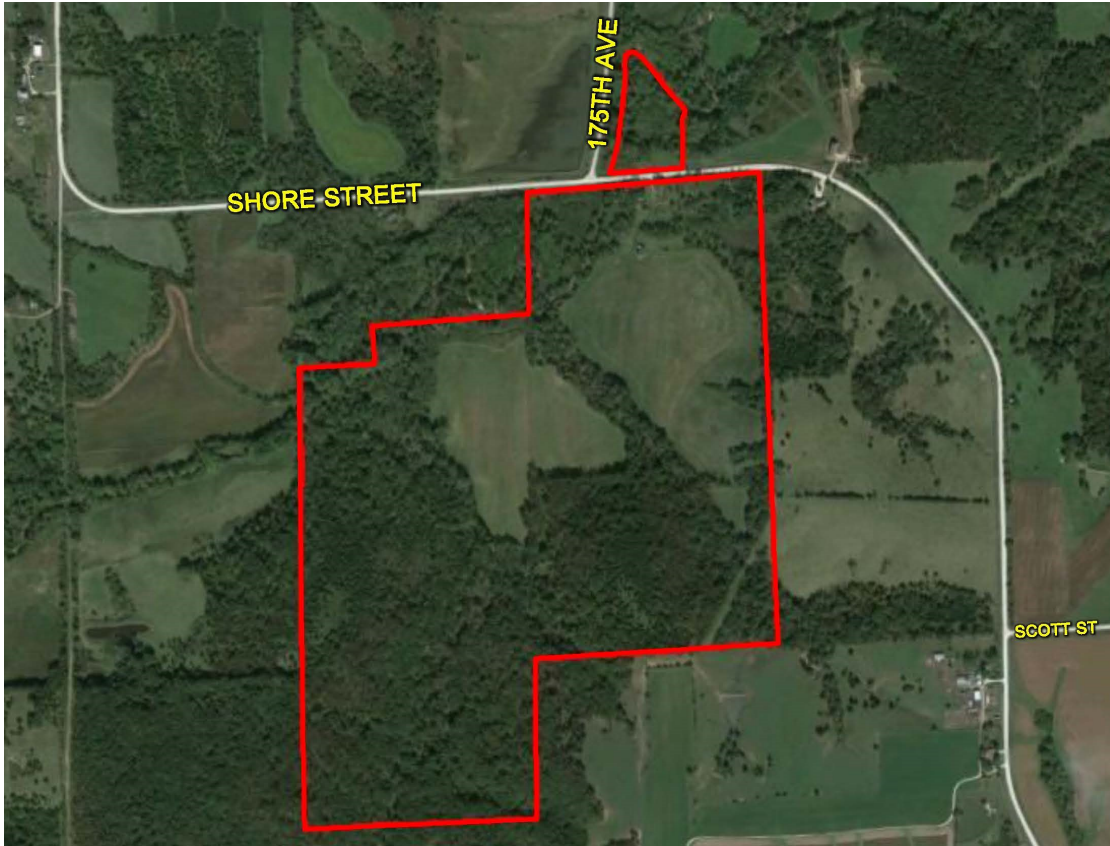


LAND FOR SALE



166 ACRES M/L CLARKE COUNTY, IOWA



LISTING #13538

PRICE: \$531,200 (\$3,200/Acre)

DESCRIPTION: Presenting 166 Acres m/l quality recreational farm. This farm has everything needed to produce trophy bucks! The perfect blend of habitat including a large stand of mature timber and tillable fields just enrolled in CRP. 46.7 acres m/l enrolled in CRP with an annual income of \$10,772.29. This farm has had a very limited amount of hunting pressure in the past 10 years and sits in an oversized section 8 miles around. Several acres within the timber have been reserved as sanctuaries and have been left untouched for years. Multiple locations for stands along field boundaries and within the large block of timber. All tree stands currently on the property stay. The South River meanders through the property and serves as a travel corridor for deer moving from feed to bedding areas. The surrounding neighbors actively practice deer management and keep a watchful eye for trespassers. Amazing building site location with all utilities available, including fiber optic internet. This is truly a one of a kind property located 30 minutes from West Des Moines and 20 minutes from Osceola.

TAXES: \$0000 Annually

KENNY HERRING

C: 515.783.8718
O: 515.222.1347
Kenny@PeoplesCompany.com

MATT ADAMS

C: 515.423.9235
O: 515.222.1347
Matt@PeoplesCompany.com