LAND FOR SALE

PC PEOPLES™ COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

135 ACRES M/L
CLARKE COUNTY, IOWA

Dewey St. | Dewey St
R16
135th Ave.
135th Ave.
Highway 34

Murray | 152 | Osceola | S Main St. | Clarke | 69 | 35
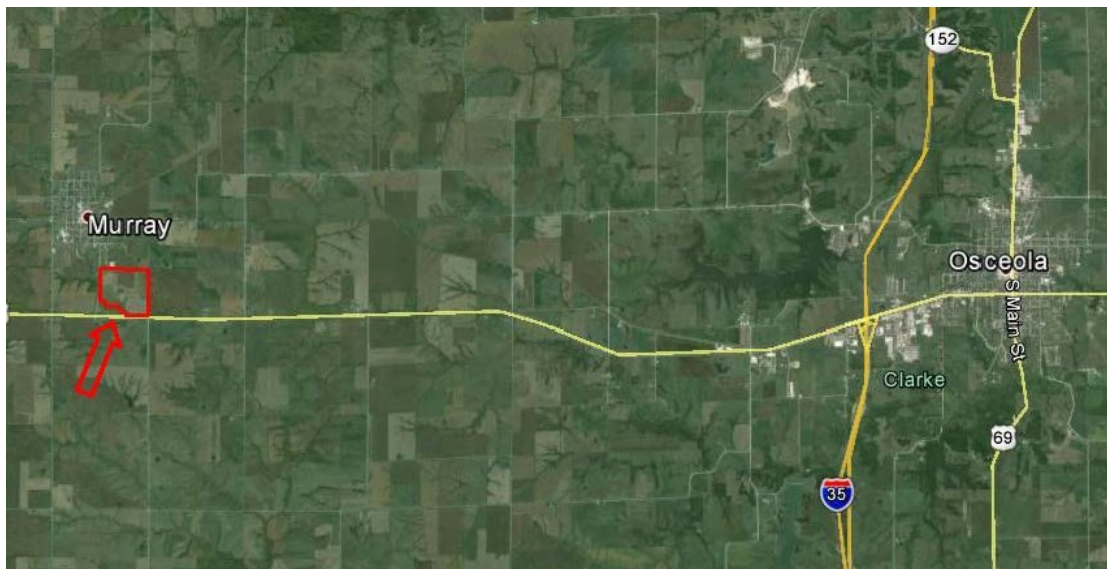
LISTING #12487

PRICE: $549,000 ($4,067/Acre)

DESCRIPTION: 135 acres m/l of Clarke County farm ground located north of Highway 34 on the southeast side of Murray. Farm consists of 123.57 DCP crop acres per the Clarke County FSA office. Currently farming 85 acres carrying a 48.7 CSR2. Approximately 44 acres of pasture in two separate areas. The northeast pasture is nearly 20 acres, has a large pond, and gently slopes to the east. The west pasture is about 25 acres with a creek and pond overflow water source. These pastures are perfect for rotational grazing or splitting herds. Improvements include a 1470 sq. /ft. house on the northwest side of farm. This home has 4 bedrooms and 1 bath, as well as a detached garage and large older barn. This is a great combination farm with quality tillable and pasture acres in a great location.

DIRECTIONS: Property is located on the southeast side of Murray. The farm surrounds the local cemetery and is northeast of the Highway 34 and 135th Avenue intersection.

TAXES: $3276 Annually

FARM PROGRAM INFORMATION:
DCP Cropland- 123.57
Corn Base: 28.2 Acres with a Direct and CC Yield of 97
Bean Base: 9.9 Acres with a Direct and CC Yield of 23
Oats Base: 9.4 Acres with a Direct and CC Yield of 49
Total Base Acres: 47.5

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