

# LAND FOR SALE



## 176 ACRES M/L CLARKE COUNTY, IOWA



### LISTING #12367

PRICE: \$900,000

**DESCRIPTION:** Presenting 176 Acres. A perfect blend of recreation and luxury on this beautiful Clarke County recreational farm & home. This custom built home, built in 2010, includes 6 bedrooms, 3 baths and over 3,500 square foot of finished living area including the fully finished walkout basement. The main floor offers an open floor plan with 3 bedrooms, 2 baths, and laundry room. The kitchen opens up to dining area and living room with beautiful stone fireplace and picture window with million dollars views of the countryside. Positioned just off the living room is a nice 22 x 16 deck perfect for entertaining. The basement offers a large rec room, 3 additional bedrooms and office/storage space, and a trophy room with pine car siding. The Trophy room has a built in gun vault that could double as a panic room or storm shelter. The builders of this home have gone to great measures to insure the highest level of structural integrity and energy efficiency. The home was built above and beyond common building practices from the foundation to the extensive mechanical system. A list of extra features this home offers can be found as an attachment. The land totals 176 acres m/l with approximately 110 acres being solid mature hardwood timber. There is 30 acres m/l currently being farmed with an 82.3 CSR. Tillable acres are cash rented through 2016 providing income as well as food for wildlife. Surrounding neighbors are practicing quality deer management and the property is loaded with trophy bucks, turkeys and bobcats. The land offers multiple locations for stands along the tillable fields and within the large block of timber. Located 35 minutes from West Des Moines, 20 minutes from Osceola, and 6 miles from the New Virginia exit. If you are interested in quality living and hunting from your back door, this is your opportunity.

**DIRECTIONS:** From the Des Moines Metro: Take I-35 south to the New Virginia exit (exit 43). Go west on 330th St to Valleyview Ave. Take Valleyview Ave south to Scott Street. Go west on Scott Street to Shore Street. Go north on Shore Street to 1768 Shore St.

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