

LAND FOR SALE



100 ACRES M/L MADISON COUNTY, IOWA



LISTING #12164

PRICE: \$355,000 (\$3,550/Acre)

DESCRIPTION: Offering 100 Acres m/l Madison County combination farm on scenic Clanton Creek Road. This farm offers approximately 24 acres of Cropland with a weighted average CSR of 72.3 (CSR2 76.1). The remaining acres include gently rolling grassland, densely wooded timber and a nice pond. Primary timber includes Oak and Hickory with excellent whitetail deer and turkey hunting. The farm is adjacent to Clanton Creek Natural Resource Area, a 1,115 acre public access area with activities including hunting, fishing, hiking trails and hike-in camp sites. This truly is a farm you have to see to fully appreciate. The views are breath-taking from the hill top, a perfect location to build. Home to the world-famous "Bridges of Madison County" Own a piece of authentic American charm, and beautiful natural scenery in Madison County.

DIRECTIONS: From Truro: Take Peru Rd West to East Peru. Turn South onto S Odell Ave and follow west to Clanton Creek Rd. Take Clanton Creek Rd. South 2 1/2 miles to the property on the east side of the road, look for signs.

TAXES: \$1,046 Annually

KENNY HERRING

C: 515.783.8718
O: 515.961.0247
Kenny@PeoplesCompany.com

STEVE BRUERE

C: 515.240.7500
O: 515.222.1347
Steve@PeoplesCompany.com

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