

Clarke County Country Estate 68 Acres M/L



\$665,000

Immaculate 2,200 square foot 3 bedroom ranch home nestled on a 68 acre country estate! The house boasts nine foot ceilings on both levels, stainless steel appliances, first floor laundry, master bath with whirlpool tub, spacious walk in closet, gas fireplace and Geo-thermal heating & cooling. The landscaping is absolutely spectacular, the pictures do not do it justice. The property also includes a covered deck, a wooden deck off the kitchen and two cement patios, two ponds, a barn with daytime living quarters and various other out buildings. The walk-out basement has 750 square feet finished, and the spacious insulated garage will hold two SUV's with no problem. For the wine enthusiast there is a 14 yr. old vineyard with an acre in full production. A complete set of wine making equipment can be purchased separately. On top of the tillable vineyard, there are 2.9 acres of CRP earning \$228 annually until 2017 and 38 acres m/l with a CSR of 44.5 (52.1 CSR2) currently leased for \$200 per acre. *House and five acres can be purchased separately.

Taxes: \$3,790/Year

School District: Clarke Community

Directions: Take Hwy 69 south of Indianola for 17 miles to Hwy R59 (Liberty Highway). Take Liberty Highway 1/8th of a mile to Scott Street. Take Scott Street 1 1/4 miles to the property. The property sets on the south side of the road.

Legal Description: The SW1/4 of the NW1/4 of Section 9, Township 73N, Range 24 West of the 5th P.M. & the SE1/4 of the NE1/4 Except Parcel F in Section 8, Township 73N, Range 24 West of the 5th P.M. located entirely in Liberty Township in Clarke County, Iowa.

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