

200 Acres M/L Clarke County, Iowa



Price: \$800,000

Description: This 200 acre parcel is a rock star hunting farm. This is what everyone is looking for and no one can find. It is set up perfectly for hunting the prevailing NW wind. The timber is old stand oak and hickory. It has 73 tillable acres with 66 CSR 2 rating. Of the 73 acres 40 acres are in crops and hay and 33.8 acres are in CRP. The CRP has a well-established stand of native grasses which holds pheasant and is a great bedding area for deer. There is a small pond secluded in the timber next to the CRP. It backs up to the Woodburn unit of Stephens Forest and can hunt like 2,000 acres instead of 200 when all the friends show up.. When taking pictures on this farm I literally kicked up 12 deer and 50 turkeys and wasn't being quiet. The corn field on the south side looks like a cattle feed yard there are so many tracks going through it. You just have to see it to believe it.

Farm Program Information:

73.52 Cropland
Corn: 39.70 Base Acres with a DY and CC Yield of 83

Directions: From Woodburn: Travel South on Griffith St. / 310th Ave. / R69 for 5.5 miles, then travel East on Mormon Trail for 3/4 mile. At curve head north on 320th Ave. for 1/2 mile and property will be on your left.

Taxes: \$2,618.00

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