

40 Acres M/L Clarke County, Iowa



Price: \$140,000

\$3,500/ Acre

Description: 40 acre m/l Northwest of Murray, Iowa containing 32.78 acres m/l tillable per FSA with an average CSR of 34.9 (CSR2 - 44.3). This farm is just coming out of CRP and has been cleaned up and is ready to farm. The farm is rented for the 2014 season paying \$135 per acre for a total income of \$4,320 annually. This is an Ideal location to build a home in the Murray school district. Rural water is available and located along both 110th Avenue and Oakwood Street. Alliant Energy electric located at Oakwood Street. This is an affordable opportunity to invest in Iowa farmland. Located in section 19 of Madison Township.

Directions: From Murray: Travel north on 130th Avenue to Miami Street. Take Miami West to 115th Avenue, 115th north to Oakwood, Oakwood West to 110th Avenue. The property is northwest of the intersection of 110th Ave and Oakwood St.

Taxes: \$444.00

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