

# 77 acres in Clarke County

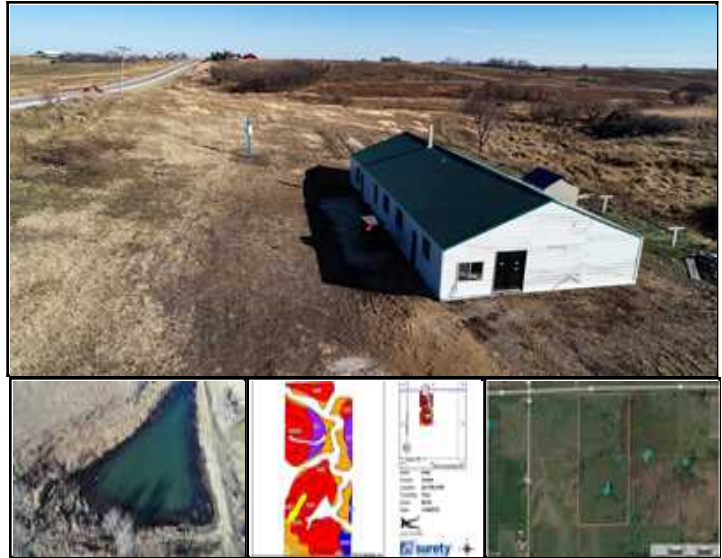
KILOTERRA | 515-442-7709 | [info@kiloterra.com](mailto:info@kiloterra.com)

## Property Address

1588 U.S. 34  
Murray, Iowa 50174

## Property Highlights

- Price: \$364,278.00
- Acres: 77.20
- County: Clarke
- State: Iowa
- Closest City: Murray
- Property Type: Farms, Horse Property, Hunting Land



## Property Description

This 77.2+/- acre property is located just west of Osceola, Iowa right on Hwy 34. The property features 58.34 FSA tillable acres, a large woodworking shop with living quarters, a winding creek, and a stocked pond. The easy commute to Des Moines makes this farm the perfect weekend getaway, and it certainly offers a gorgeous building site as well. If you're looking for a place to build, with hunting and fishing right out the back door, and opportunities for gardening, horseback riding, trail riding, and more this could be the perfect place for your next move.

Along the East border, a narrow drainage is enrolled in CRP, and connects to a timbered draw to the South. The owners have experienced great hunting over the years and boast about the fishing as well. The native grass bedding, water source, and pockets of high-quality soil are all the characteristics needed to create a beautiful upland and whitetail hunting property.

The portion of tillable which aren't enrolled in CRP are primarily used for grazing and the fences appear to be in good condition.

In addition to this tract, the owners are also offering more acres to the East (76.9+/- acres and a farm home on 36.89+/- acres).

For more details, contact KILOTERRA Broker Chuck Johnson at 515-442-7709

Key Features include: 58.34 FSA acres at 43.6 CSR2 Large woodworking shop with living quarters 9.3 acres enrolled in CRP, Expiring 2020 Stocked Pond Good Deer hunting Good fences Highway Road Frontage Perfect Location for future home, weekend retreat, agri-business, equestrian facility, and more Less than 40 minutes from Des Moines 2 Hours from Kansas City

## Driving Directions

From Des Moines, travel South on Interstate. Take the US-34 exit, EXIT 33, toward Creston/Osceola. Turn left onto W McLane St/US-34 W. Continue to follow US-34 W for 5.65 miles. 1588 HIGHWAY 34 is on the left. Look for sign near property. Under 40 minutes from Des Moines. 2 hours from Kansas City



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