



# FARM & REC

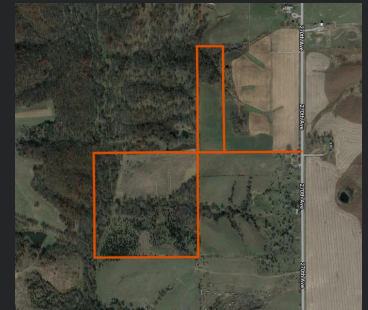
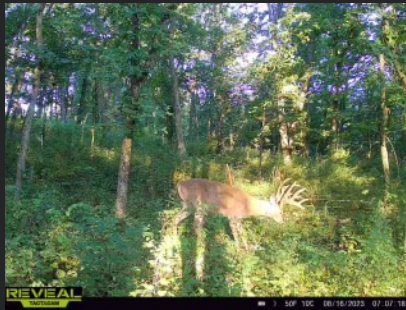
REAL ESTATE



## LAND FOR SALE

**50 +/- ACRES**  
**CLARKE COUNTY, IA**  
**GREEN BAY TOWNSHIP**

**PRICE:**  
**\$299,250 OR**  
**\$5985 PER ACRE**



### LAND OVERVIEW

Nestled in Southeastern Clarke County, this 50 +/- acre property presents a great opportunity. Farms of this size are an excellent choice for a first-time landowner or those looking to expand with a satellite farm. Positioned in the heart of the section, this property boasts exceptional habitat, featuring rolling ridges covered in cedar thickets and a diverse mix of mature hardwoods. Several established stand sites and a well-maintained road provide easy access throughout the land. Multiple acres of established food plots consisting of brassicas and grain and accompanied by new Banks blinds. With a high population of whitetail and turkeys throughout, this tract has everything an outdoor enthusiast could ask for.

### PROPERTY FEATURES

- 50 +/- deeded acres
- 6 Acres of established food plots
- Exceptional bedding from cedars and hardwood timber
- Totally secluded farm with lots of rolling terrain
- Abundance of whitetail habitat
- Year-round water from creek
- Northeast parcel containing 10 +/- acres could be split off at the seller's discretion
- Access from the East off 270th Ave. from a recorded 40' wide easement
- Property taxes \$492
- Located 7 miles Southeast of Osceola or a 1/2 mile North of the T intersection of Morman Trail Road and 270th Ave.

**CONTACT US**



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