

CLARKE COUNTY, IA

LAND AVAILABLE | LISTING # 14456



158 acres m/l in Clarke County, Iowa. Excellent investment farm with solid deer, turkey, and upland hunting. Enjoy good hunting and the \$21,959 of income provided from over 111 acres of CRP. This farm boasts a diversity of cover, with dense bedding areas, gnarly thickets, and travel corridors leading to agricultural fields. Turkey and pheasants are abundant, and trail cameras have shown excellent genetics and age structure. Buck harvest on the farm has been limited for several years. To maximize hunting opportunities the owner has established alfalfa/clover plots in strategic locations.

DETAILS

111.81 FSA tilable acres enrolled in 4 CRP contracts paying \$21,959 per year:

22.9 acres paying \$128.71/acre for a total yearly payment of \$2,947 till 09/30/2020

37.3 acres paying \$205.83/acre for a total yearly payment of \$7,677 till 09/30/2023

18.26 acres paying \$203.73/acre for a total yearly payment of \$3,720 till 09/30/2024

33.35 acres paying \$228.34/acre for a total yearly payment of \$7,615 till 09/30/2025

There are 111.81 tillable acres enrolled in CRP, including the approved 3 acre food plot. An additional 4.16 acres not in CRP have been seeded to alfalfa/hay. The tillable soils have an average CSR2 of 48.6.



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IMPROVEMENTS

Terracing

Tile

Ponds

Food Plots

