

CLARKE COUNTY, IA

LAND AVAILABLE | LISTING # 14497



MIKE NELSON | 641.223.2300 | MIKENELSON@PEOPLES COMPANY.COM

78 m/l acres in Clarke County, Iowa. Great hunting farm with solid income. This farm boasts a diversity of cover, with dense bedding areas, gnarly thickets, and travel corridors leading to agricultural fields. Enjoy good deer, turkey, and upland bird hunting and the \$9,129 of income provided from the CRP acres. 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.

There are 42.06 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 52.2.

DETAILS

42.06 total CRP acres paying \$9,129 per year
1 acre of CRP paying \$128.71 till 2020
15.26 acres of CRP paying \$3,109 till 2024
25.8 acres of CRP paying \$5,891 till 2025.

IMPROVEMENTS

Terracing
Tile
Ponds
Food Plots

