CLARKE COUNTY, IA
160 ACRES M/L

FARMLAND & RECREATIONAL LAND AVAILABLE

Eric Lonnevik
515.473.0278
Eric@PeoplesCompany.com

Bryan Bergdale
712.251.8588
Bryan@PeoplesCompany.com

LISTING #14594

PeoplesCompany.com
Offering 160 acres m/l of diverse Clarke County farmland and recreational land. This secluded combination farm consists of 105.3 FSA tillable acres and excellent recreational opportunities with the balance of the property consisting of approximately 44 acres m/l of mature timber, four ponds, and well maintained grass waterways. There are several key stand locations throughout the timbered draws with multiple access points from the roads along the west and north. Great opportunity to own an income producing asset that is perfect for hunting, fishing, and camping trips close to the Des Moines Metro. The farm is located in Section 23 of Madison Township, on the southeast corner of 140th Avenue and Pacific Street.

160 ACRES M/L

PRICE: $624,000

PRICE PER ACRE: $3,900

DESCRIPTION
From Osceola, travel west on Hwy 34 approximately 6.5 miles to 150th Ave. Turn north onto 150th Ave and continue approximately 3.5 miles to Miami St. Turn west onto Miami St and continue one mile to 140th Ave. Turn north on 140th and continue 2.5 miles to Pacific St. Farm is situated on the southeast corner of 140th Ave and Pacific St.

FARM PROGRAM
Corn - 33.13 base acres with a PLC Yield of 105
Beans - 28.81 base acres with a PLC Yield of 35
Farm is enrolled in ARC-CO.
Farm does not contain a wetland.
12119 STRATFORD DR, STE B
CLIVE, IOWA 50325
PeoplesCompany.com

LISTING #14594
FARMLAND & RECREATIONAL LAND

Eric Lonnevik
515.473.0278
Eric@PeoplesCompany.com

Bryan Bergdale
712.251.8588
Bryan@PeoplesCompany.com