

CLARKE COUNTY, IA

160 ACRES M/L

FARMLAND & RECREATIONAL LAND **AVAILABLE**

Eric Lonnevik

515.473.0278

Eric@PeoplesCompany.com

Bryan Bergdale

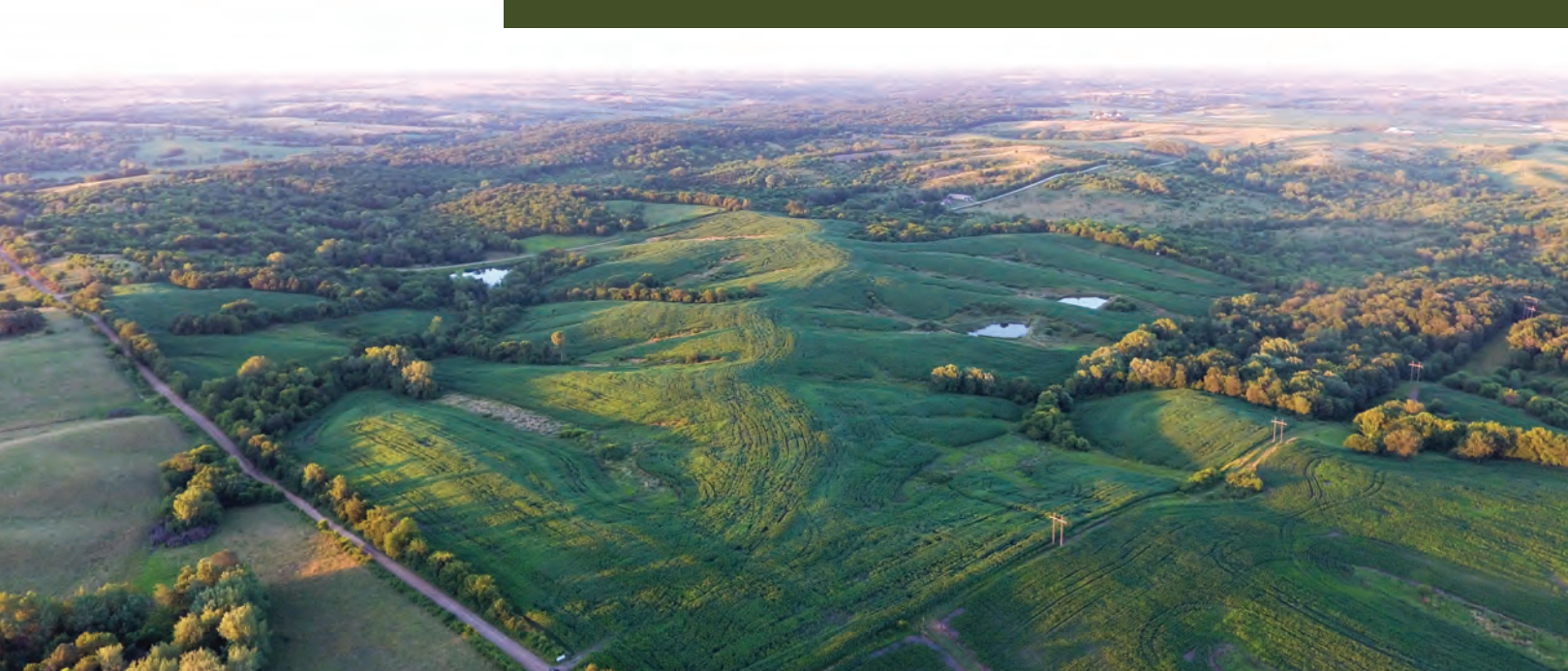
712.251.8588

Bryan@PeoplesCompany.com

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LISTING #14594

 **PEOPLES**TM
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DIRECTIONS

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.



DESCRIPTION

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**



LISTING #14594

CLARKE COUNTY, IA

PACIFIC ST & 140TH AVE MURRAY, IA 50174



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12119 STRATFORD DR, STE B
CLIVE, IOWA 50325
PeoplesCompany.com

The background of the entire page is an aerial photograph of a vast, rolling agricultural landscape. The fields are a vibrant green, with distinct rows of crops visible. In the distance, there are clusters of trees and more fields. On the right side of the image, a bright sun is low on the horizon, creating a strong lens flare and casting a warm, golden glow over the scene. The sky is a pale, hazy blue.

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