

EXCELLENT
HUNTING
PROPERTY



265 ACRES M/L
CLARKE COUNTY, IOWA

LISTING #15125



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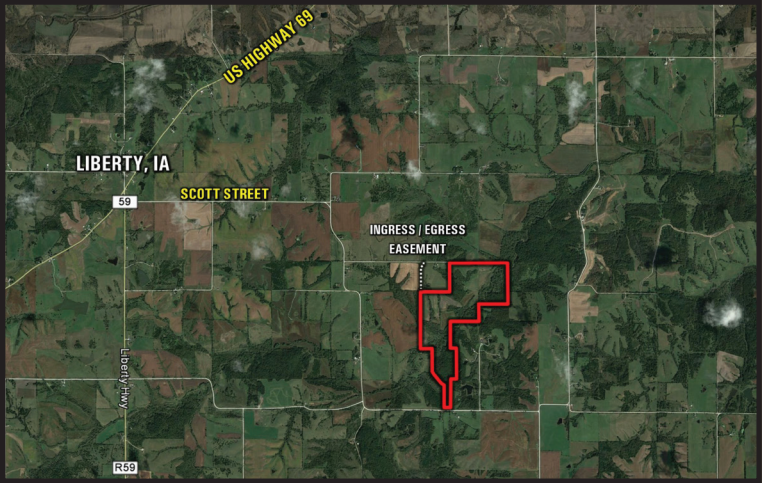


Top shelf hunting properties like this rarely hit the open market! This remote 265 acres m/l is situated in the heart of big whitetail country along the Otter Creek Corridor in northeastern Clarke County. Highly maintained and manicured, this property includes miles of mowed trails along with multiple box blinds and tree stands that are placed in strategic locations throughout the farm (See Attached Trail Map). Countless hours of sweat equity and nearly a decade of strict management practices have yielded a trophy whitetail mecca that most hunters can only dream about. Multiple high-caliber bucks have called this farm home including a 214 inch gross B&C buck named “Can Opener”. This property not only has the ability to grow mature whitetails but also provides excellent opportunities to harvest those older age-class bucks on a consistent basis.

There are approximately 93.76 FSA tillable acres carrying a CSR2 of 54.1. The current owner has a contract accepted for 25.21 acres m/l to be enrolled into the Conservation Reserve Program (CRP) this fall, pending approval of the Clarke County FSA Office. The contract includes CRP practices CP2 & CP12 with an annual payment of \$2,924 or \$116 per acre. Primary soil types include Lawson and Mystic-Caleb loam. Ample food sources, diverse cover, and plentiful water sources provide a sanctuary supporting a strong population of deer, turkey, upland game birds, and waterfowl. Otter Creek meanders through the property with three separate rock crossings allowing easy access to the entire farm.

The property also features an updated 18’ x 24’ Cabin and a one-acre stocked pond. There is a 30’ wide easement allowing access to the Cabin from Ray Street. Electric service is provided through Clarke Electric Cooperative and rural water is serviced through SIRWA with a 1.5” line. Property is located in Sections 10, 11, 14 & 15 of Liberty Township 45 minutes from the Des Moines International Airport.

Take advantage of this rare opportunity to turn a dream into a reality!

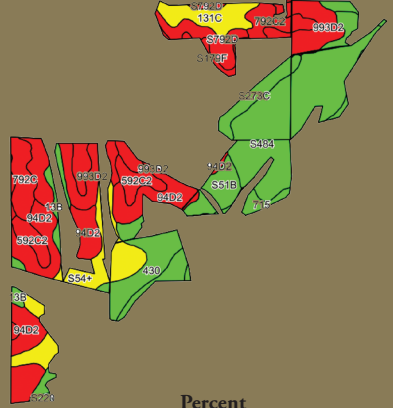
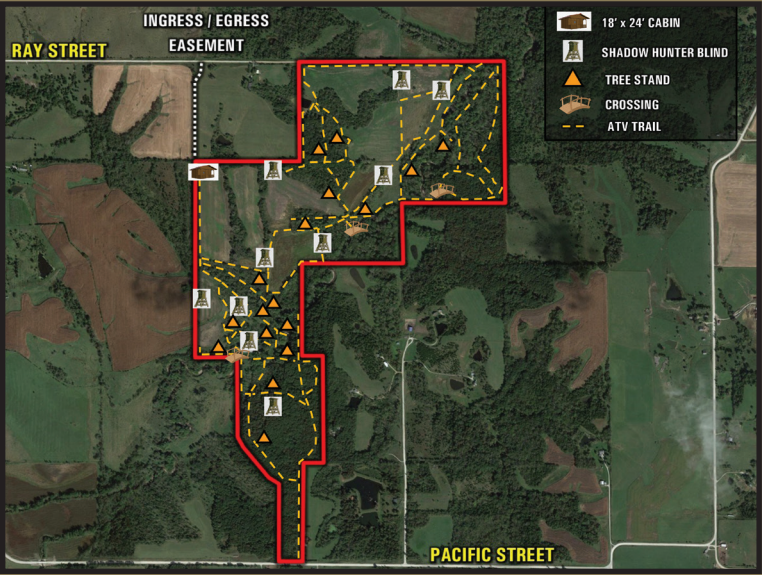


Directions

From Liberty, Iowa: Travel south out of Liberty on Scott Drive crossing US Highway 69. Turn left (East) on Scott Street for 1.7 miles before turning right (South) on 310th Avenue. Continue traveling south on 310th Avenue for one half mile until reaching Ray Street. Turn Left (East) on Ray Street for one half mile and the entrance to the property will be located on the south side of the road. Look for the Peoples Company signs.

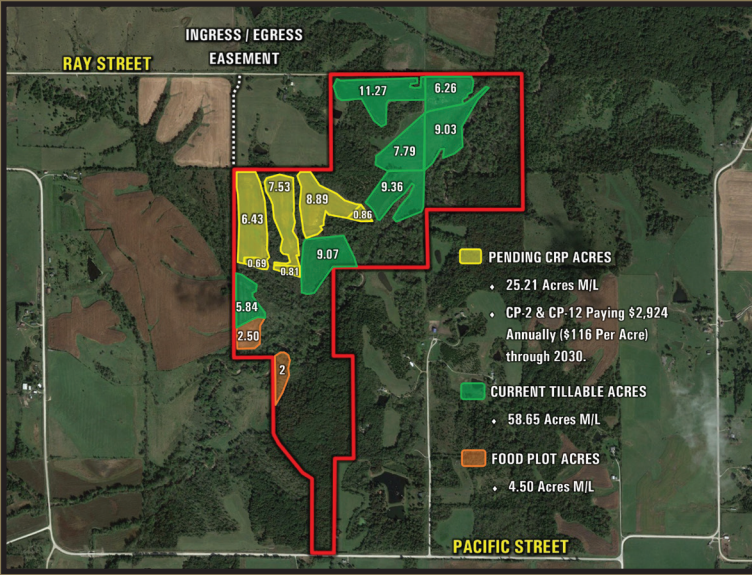
Improvements

- 18’ x 24’ Cabin (Electric & Rural Water Provided)
- 6 - 6’ x 6’ Shadow Hunter Archery Blinds (10 ft. Legs)
- 3 - 5’ x 5’ Shadow Hunter Combo Blinds (8 ft. Legs)
- 1 - 4’ x 6’ Homemade Blind (8 ft. Legs)
- 18 +/- Hang-on Tree Stands (20 ft. Ladder Sticks)
- 75 ton of Class E rock was applied to each Otter Creek crossing.
- All Blinds / Tree Stands will be included with the property.



Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
S484	Lawson silt loam	22.81	24.3%		86
94D2	Mystic-Caleb complex	14.80	15.8%		20
993D2	Gara-Armstrong clay loams	10.93	11.7%		30
S54+	Zook silt loam	7.55	8.1%		68
430	Ackmore silt loam	5.97	6.4%		77
792C	Armstong loam	5.55	5.9%		35
131C	Pershing silt loam	4.10	4.4%		65
592C2	Mystic clay loam	3.99	4.3%		31
S792D	Armstong loam	3.66	3.9%		10
S51B	Vesser silt loam	3.29	3.5%		75
S273C	Olmitz loam	2.88	3.1%		77
792C2	Armstrong clay loam	2.72	2.9%		24
715	Nodaway-Lawson silt loams	2.32	2.5%		74
13B	Olmitz-Zook-Colo complex	2.04	2.2%		77
Weighted Average					54.1



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