

LISTING #16152

LAND AVAILABLE

# CLARKE COUNTY

40 ACRES M/L | PRICE: \$449,000

## DETAILS

22.36 Cropland Acres  
4.18 Soybean Base Acres with a  
PLC Yield of 23  
18.18 Acres CRP - CP42 with  
an annual contract payment  
of \$4,139 expiring September  
30th, 2027

## IMPROVEMENTS

30 X 40 pole building built in  
1988  
Stocked pond  
  
Style: Berm Home  
Living Area Square Feet: 1628  
Bedrooms: 2  
Full Bathrooms: 1  
Year Built: 1979

We are pleased to offer this beautiful Clarke County, Iowa recreational hobby farm and berm home. Located in the heart of one of Iowa's leading trophy whitetail producing areas, this property offers a slice of everything an outdoorsman can ask for. The berm home was constructed with a solid concrete foundation, concrete walls, and ceiling, making it one of the safest and most efficient structures built. With a few updates, this home would serve as an excellent permanent residence, weekend hunting cabin, or perhaps destination vacation rental. Room for equipment and toys in the 30 X 40 pole barn.

The land offers a nice annual income of \$4,139 from the 18.18 acres currently enrolled in CRP. The CRP practice is CP-42 which is comprised of a diverse mix of pollinator friendly wildflowers such as Black-Eyed Susan, Purple Coneflower, and Crimson Clover to name a few. Head water tributary of the Chariton River flows through the south end of the property. The banks of the creek are lined with solid mature hardwood timber tying to a larger block of hardwoods to the east. Completing the outdoor experience, the property also offers a beautiful pond stocked with bass, bluegill, crappie, and catfish. This opportunity is located on a hard surface highway approximately 10 minutes South of Osceola, less than an hour to the Des Moines Metro.



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