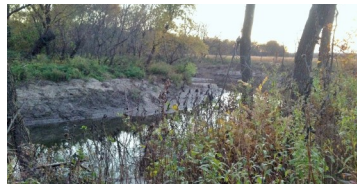
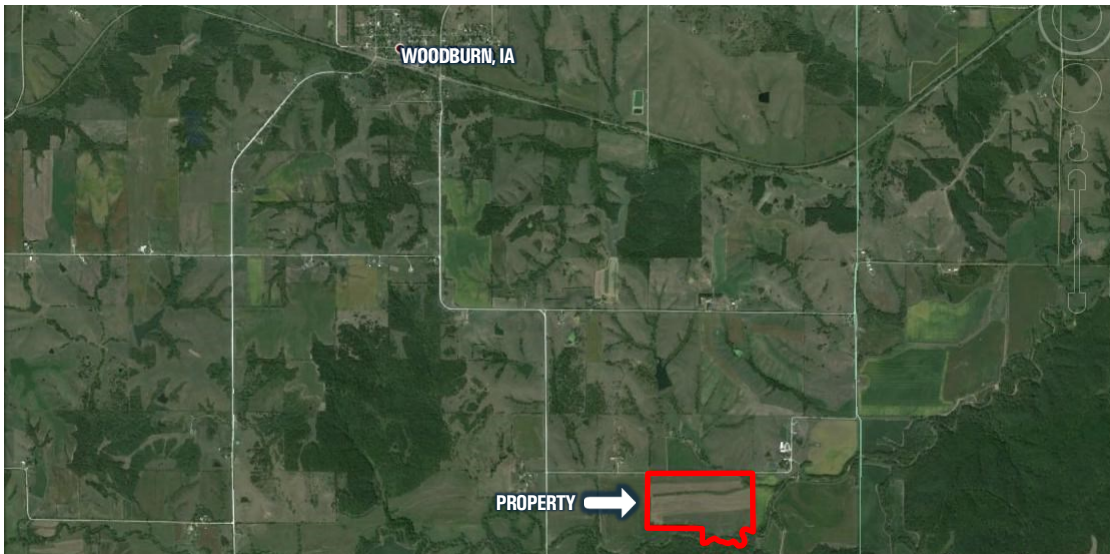


LAND FOR SALE



93 ACRES M/L CLARKE COUNTY, IOWA



LISTING #12213

PRICE: \$382,200 (\$4,110/Acre)

DESCRIPTION: 93 acres m/l including 78.88 tillable with just enough timber to hang your deer stand. All acres are currently in CRP with five payments left on the contract. The contract has a \$204.03 per acre contract for a total of \$16,098 annually. All of the mid contract management has been completed. CSR on this farm is 72.8 with a CSR2 of 68.5 so there is a good probability the payments will go up in five years. If you want a 4% return and a great place to go hunting for deer or turkey this is your farm.

DIRECTIONS: From Woodburn: Travel South on Mill Street for 1 mile. Road will curve to the East and become 330th Avenue. After 1/2 mile road will curve back to the South, continue for 3/4 mile. Turn East on Fox Street and travel 1/2 mile. The property is located on the South side of the road.

TAXES: \$810 Annually

SCHOOL DISTRICT: Clarke Community

CRP INFORMATION: 78.88 acres enrolled in a CP23 CRP contract paying \$204.03/Ac and expiring in 2019. Annual income of \$16,098.

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