

# 76 ac m/l in Clarke County, IA

## CRP & Timber Investment Opportunity

**\$302,100**

**\$3975/ac**

**\$11,527 Annual  
CRP Income!**



### GENERAL INFORMATION

Sale Acres	76 ac m/l
Topography	Rolling
Taxes	\$938 (2016/17 payable)
School District:	Clarke County

### FSA

Farm #	1711
Tract #	905
FSA Crop Ac	66

### CRP

Enrolled Acres	66.43
Expires	2022 & 2025
42.8 ac @ \$143.11 =	\$6125
23.6 ac @ \$228.59 =	\$5402

Total 2016 Income \$11,527

### FEATURES & OPPORTUNITIES

Whitetail Deer & Turkey  
Timbered Draws  
2 Small Ponds  
ATV  
Horseback Riding  
Multiple Access Points for Building Site  
Scenic Views



The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.

## Hawkeye Farm Mgmt & Real Estate



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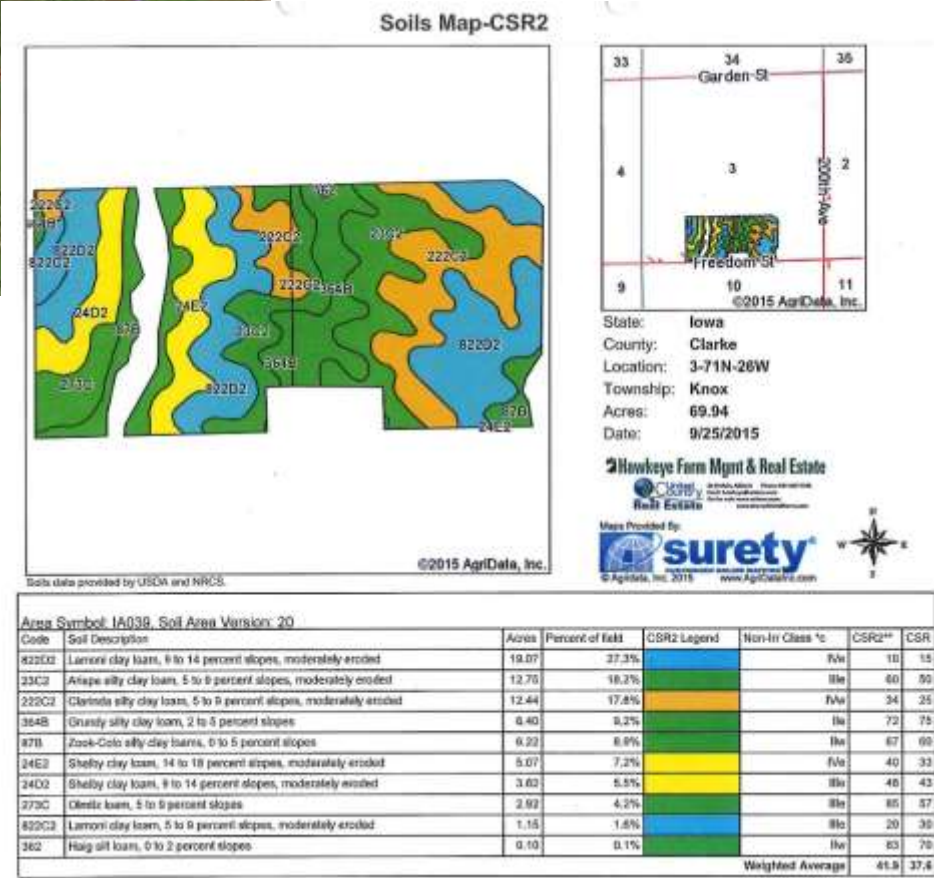




**Hawkeye Farm  
Mgmt & Real Estate**



**DIRECTIONS:**  
3 mile south of Osceola IA on I35 exiting west on paved H45. Continue west 1 1/4 miles on Freedom St. to property on north side of road (just past 200th Ave).



**LEGAL:**  
SE SE & SW SE Sec 3-71-26 in Clarke County

Exact legal to come from abstract.