

CLARKE COUNTY

I O W A

23.0
ACRES M/L

Listing #13934



PRICE: \$94,000 **PRICE/Acre:** \$4,000

DESCRIPTION

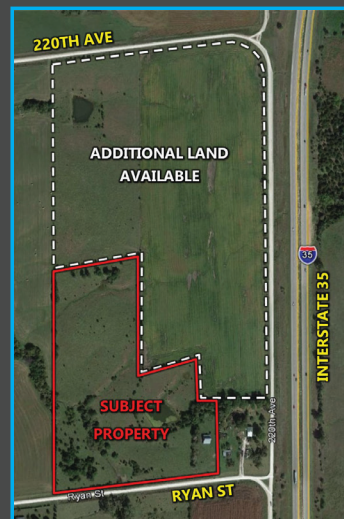
Offering 23 acres m/l of pasture located southwest of New Virginia, Iowa. Rare opportunity to own a large building site with recreational and farming potential. A 2-inch rural water line exists on the south side of the parcel along Ryan Street. Property includes fenced pasture, a pond and an outbuilding/barn. Located in Section 12 of Washington Township, just a short commute to the Des Moines Metro. An additional 50 acres of highly productive tillable land is available adjacent to this property.

LEGAL DESCRIPTION

23 acres m/l in the East 1/2 of the Northeast 1/4 of Section 12, Township 73 North, Range 26 West of the 5th PM in Clarke County, Iowa. Brief legal description should not be used on legal documents. Exact legal description will be taken from abstract.

DIRECTIONS

From New Virginia, travel west on Hwy G76 approximately 3.75 miles (crossing over Interstate 35) to 220th Avenue. Turn south onto 220th Avenue and continue approximately 2 miles where road turns back east. Continue along 220th Ave and follows as road turns back south. Turn right onto Ryan Street. Farm is situated along the north side of Ryan Street. Entrance for the property is located along Ryan Street on the south of farm.



DETAILS

Ryan St & 220th Av.
Osceola, IA 50213

MLS Number: 543898

Sign on Property: Yes

School District: Osceola

General Area: North of Osceola

Net Taxes: 306.00

CSR: 47.5 • CSR2: 54.6

Possession: At Closing,
Subject to Tenant's Rights



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AGENTS

Scott Kelly

Scott@PeoplesCompany.com
515-473-8913

Steve Bruere

Steve@PeoplesCompany.com
515-240-7500