

# 77 acres in Clarke County

KILOTERRA | 515-442-7709 | [info@kiloterra.com](mailto:info@kiloterra.com)

## Property Address

1588 U.S. 34  
Murray, Iowa 50174

## Property Highlights

- Price: \$343,891.00
- Acres: 76.90
- County: Clarke
- State: Iowa
- Closest City: Murray
- Property Type: Farms, Horse Property, Recreational Property



## Property Description

This 76.9+/- acre property sits on Hwy 34, just 6 miles West of Osceola, Iowa. 62.3+/- FSA tillable acres hold a 53 CSR2 and are enrolled in CRP, expiring 2020. The remaining acres include a stocked pond, and timbered drainage running into the property from the South. Given the habitat here, the new owners are sure to enjoy great hunting and fishing on this tract.

The beautiful setting and easy commute to Des Moines make this property ideal for a future building site. When the CRP expires, the flexibility will allow the new owners to plant crops or graze the property should they decide not to re-enroll.

Whether looking for a weekend retreat, a place to build that future dream home, or a highly visible business location, this property offers a lot of options. For more information, contact Broker Chuck Johnson at 515-442-7709

Key Features Include: Adjacent Land to West and East Available (77.2 +/- acres and Home on 36.89 +/- acres) 62.3 FSA Tillable Acres with 53 CSR2 Enrolled in CRP, Expiring 2020 Stocked Pond and Good Habitat for recreational benefits Highway Location, Easy Commute to Des Moines Under 40 Minutes from Des Moines Metro 2 Hours from Kansas City



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## Driving Directions

From Des Moines, travel South on Interstate. Take the US-34 exit, EXIT 33, toward Creston/Osceola. Turn left onto W McLane St/US-34 W. Continue to follow US-34 W for 5.65 miles. 1588 HIGHWAY 34 is on the left. Look for sign near property. Under 40 minutes from Des Moines. 2 hours from Kansas City

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