

# LAND FOR SALE

## LISTING #15398

**PRICE:** \$101,750 (\$2,750/Acre)

### DESCRIPTION:

Presenting 37 acres m/l of recreational ground/building site located just southwest of Osceola, Iowa in Sections 7 and 8 of Knox Township. The property includes heavily timbered draw with a creek running from north to south through the property and 12 plus acres m/l considered FSA tillable. The land has been used as pasture for the last several years but with a little work could be put back into production or developed into an excellent recreational piece. The farm is currently not rented for 2021. Contact listing agent Daran Becker for more information.

### DIRECTIONS:

From Osceola, Iowa head South on Interstate 35. After roughly 3.5 miles take Exit 29 and turn right on Elk St heading West. Take a slight left after a half mile and continue on Elk Street heading South. In 1 mile turn right onto Elk Street heading West. The property will be on the right after 3.75 miles.

### FARM PROGRAM INFORMATION:

- \*Final acre amount is subject to survey, which is to be completed prior to closing.
- \*FSA Cropland figures are based off of whole farm figures at this time.
- \*FSA Cropland Acres to be reconstituted by the Clarke County FSA Office after the sale.

### DARAN BECKER

C: 515.979.3498

O: 515.222.1347

Daran@PeoplesCompany.com



PEOPLESCOMPANY.COM



855.800.LAND