

CLARKE COUNTY

80 Acres M/L | Church Street | Woodburn, IA 50275



ASKING PRICE
\$420,000

Peoples Company is pleased to present an 80-acre m/l tillable/recreational farm located 6 miles southeast of Woodburn and 6 miles west of Derby, Iowa. This farm sits just south of Stephens State Forrest and is in an area known for big whitetail deer and large turkey populations. The 2.75-acre pond is stocked with largemouth bass, crappie, bluegills, and catfish. It was built 4-5 years ago and is in excellent condition and includes piping and a hydrant for watering livestock. The farm is due to go into soybeans this year and the lease is open for the 2024 cropping season. There is a manure easement in place and has been getting applications on the alfalfa ground for the past several years.

FOR MORE INFORMATION
VISIT [PEOPLES COMPANY.COM](https://www.peoplescompany.com)

DARAN BECKER

515.979.3498 | IA LIC S60473000
Daran@PeoplesCompany.com



LISTING #17506

PC **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS