

71 Acres, m/l Clarke County, IA



Looking West from East end

- 71 acres, m/l
- 25 tilled acres, m/l
- 29.9 acres, m/l, of CRP paying \$4,507 year or an average of \$150/acre until 2019-2021 in three contracts
- Located on Hwy 69 two miles S of Osceola
- Nice timber plus good recreation for deer, turkeys and pheasants & One small pond.
- Excellent site for large pond and cabin

This is a quality 71 acre tract that has a good location and a combination of CRP and cash rent income. Good conservation and income with the Conservation Reserve Program plus a timber draw for the deer and turkeys. Pheasants have been numerous in recent years. The CRP is in three contracts that has 14 acres, m/l, at \$150.82/acre or \$2,111/year that expires in 2020, 8.5 acres, m/l, at \$147.29/acre or \$1,252/year until 2021 and 7.4 acre at \$154.56/acre or \$1,144 until 2019. The estimated total CRP payment per year is \$4,507. Keep in mind that one contract is set to expire in 2019 and no program for renewal has been offered but it is anticipated. The 25 acres of tillable is cash rented for 2019 but can be cancelled for 2020.

This land is currently a 146 acre tract that is being offered in two parcels of 71 and 75 acres. This is the reason for the approximate acres on the CRP since the FSA office will need to split the CRP contract and will figure exact acres. The other parcel is to the east and can be viewed at gannonre.com.

The farm adjoins the east side of Hwy 69 about 1/8 mile south of Garst Avenue .

Legal Description: in the S 1/2 of the SW 1/4 of 32-72-25. To be surveyed.

Note: Please don't enter the property without permission

Asking \$300,000 or \$4,225/acre

Gannon Real Estate & Consulting, LC

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Please contact Mark Gannon at the address or phone number above. Let us know your thoughts and needs concerning this property. We present all written and verbal offers to the owners as soon as physically possible. All buyers are responsible for verifying the above information independently. The information above was gathered from sources deemed reliable. Gannon RE & Consulting cooperates with most Iowa-licensed real estate persons representing non-contacted buyer and not representing themselves or related parties. Please call if you have any questions.

