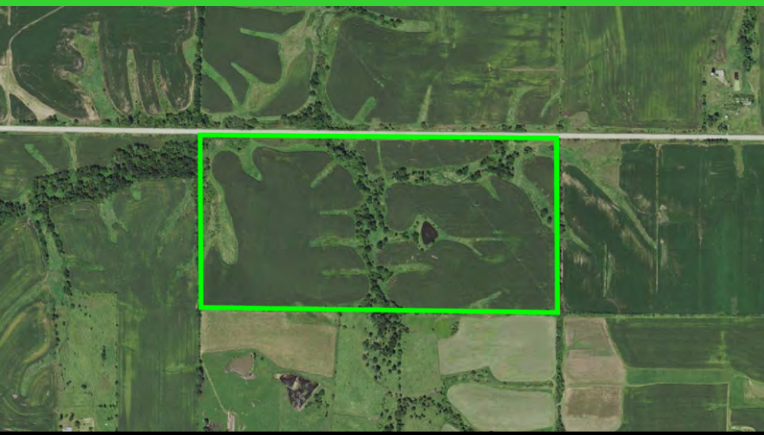


80 ACRES +/- OSCEOLA TOWNSHIP

LANDPROZ

Agricultural & Recreational Real Estate / Auctions / Farm Management

LAND LISTING CLARKE COUNTY, IA



#1767 Farm

This 80-acre tillable tract is located just East of Osceola IA and north of Highway 34. Made up of 60 acres of productive tillable acres, pond and wooded draws. This tract would make an excellent addition to any row crop operation looking to expand or the investor looking for a rate of return farm. Very clean farm that has been very well maintained and manicured. Would make for an excellent building site with all utilities available. For more information please contact Landproz Broker Glen Salow at 515.494.5560.

- 58 tillable acres cash renting at \$160.00 per acre
- Annual tillable rent of \$9280.00
- Seller would entertain a lease back for the hunting rights at \$1500.00 annually
- Total approximate farm income of \$10,780.00
- CSR2 of 40.9 on tillable acres
- Great income farm with recreational benefits
- Annual taxes \$1028
- Located 2 miles East of Osceola Iowa and one-mile North of Highway 34 off Kansas Street

Listing Price: \$316,000 or \$3,950/acre



For more information contact your LandProz Broker

GLEN SALOW

Land Broker

Southern Iowa

Direct # 515-494-5560

glensalow@landproz.com

For more information please contact Landproz Broker Glen Salow at 515.494.5560

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