

**120 ACRES +/- FRANKLIN TWP**

# LANDPROZ

**Agricultural & Recreational Real Estate / Auctions / Farm Management**

## LAND LISTING **CLARKE COUNTY, IA**



**Listing Price: \$407,999 or \$3,399/acre**



For more information contact your LandProz Agent

**GLEN SALOW**

Land Agent

Southern Iowa

**515-494-5560**

[glenalow@landproz.com](mailto:glenalow@landproz.com)

### **#1596 Bear Farm**

Less than a mile from Stephens State Forest this 120-acre farm consisting of approximately 80 acres of tillable and 40 acres of draws and hardwoods will not only provide substantial income but excellent hunting as well. The Whitebreast, Woodburn, and Lucas units of Stephens State Forest equate to nearly 7,000 contiguous acres of public hunting and lies a full section to the North of this farm. It's no secret Iowa is one of the best whitetail states in the country and this area is known throughout the whitetail community to have some of the best genetics in the state. Good CSR farms with quality tillable ground and excellent hunting are hard to come by.

Annual taxes \$1278.00

Approximately 80 acres of tillable ground renting at \$150.00 per acre with a CSR2 of 56.4

Approximate annual income of \$12,000.00

40 of the 80 acres of tillable have recently been tilled and terraced in the spring of 2017.

Farm is open for the 2018 farming season

Well-manicured and maintained farm with established trails through out

Several established stand sites and areas for secluded food plots

Lots of edge and pinch points with excellent entry and exit points to and from stands

Farm is bordered by two roads giving you excellent access from the NW, SW, and SE

Chariton creek gives this farm a great annual water source and travel corridor for all wildlife

Water and power are available at the road

Several areas for a building spot with exceptional views

Approximately 1 mile south of Stephens State Forest

Less than one hour south of Des Moines

Farm will be shown by appointment only

Please contact Glen Salow for more information at 515.494.5560

515-494-5560

**GO WITH THE PROZ**

507-373-5660