

Land For Sale

ACREAGE:

99.40 Acres, m/l

LOCATION:

Clarke County, IA

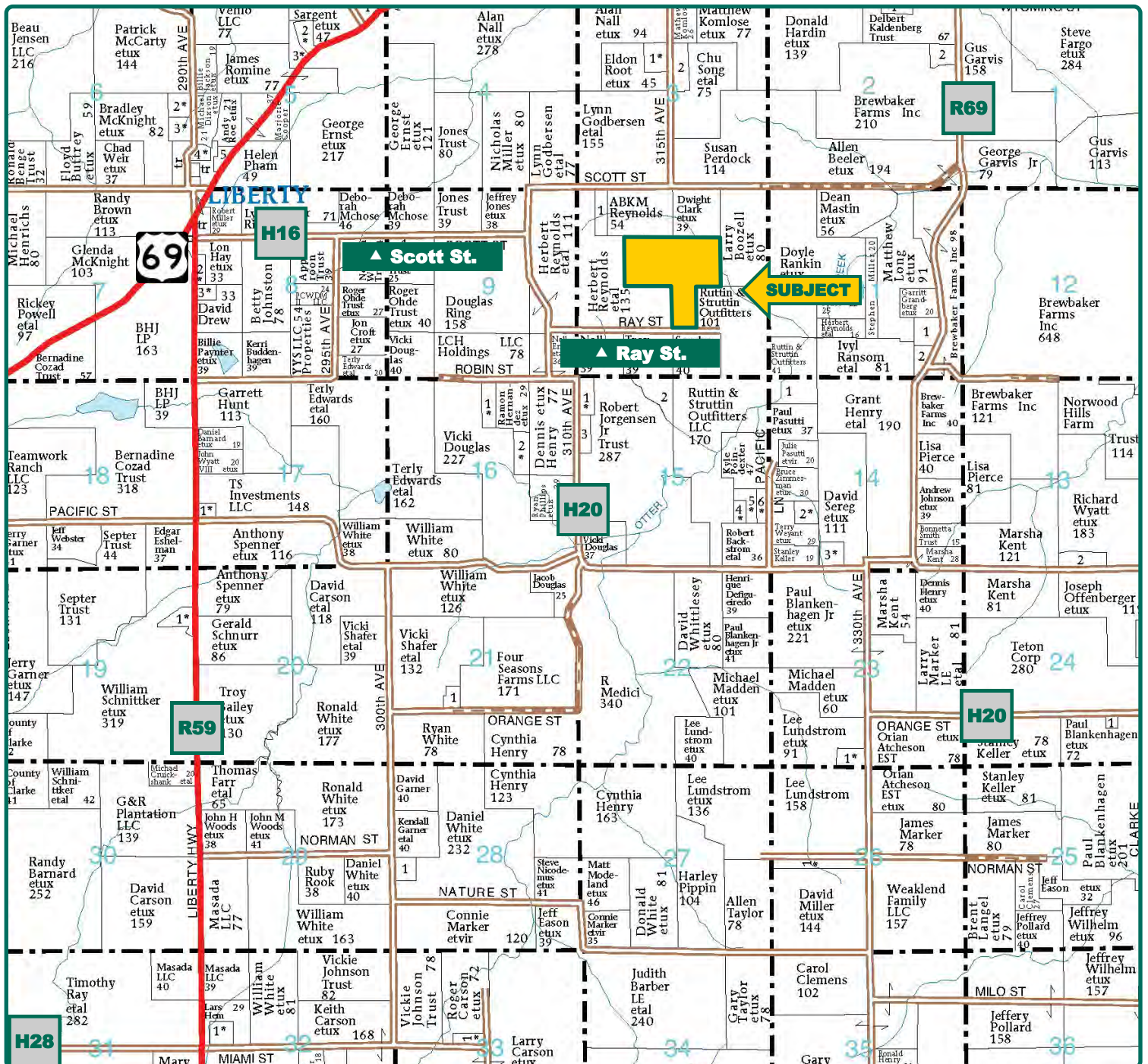


Property *Key Features*

- Located in Northeast Clarke County, Less than 45 Minutes from Des Moines
- Established Food Plots and Elevated Blinds throughout the Property
- Turn-Key Hunting Property with a Stocked Pond

Matt Vegter, ALC
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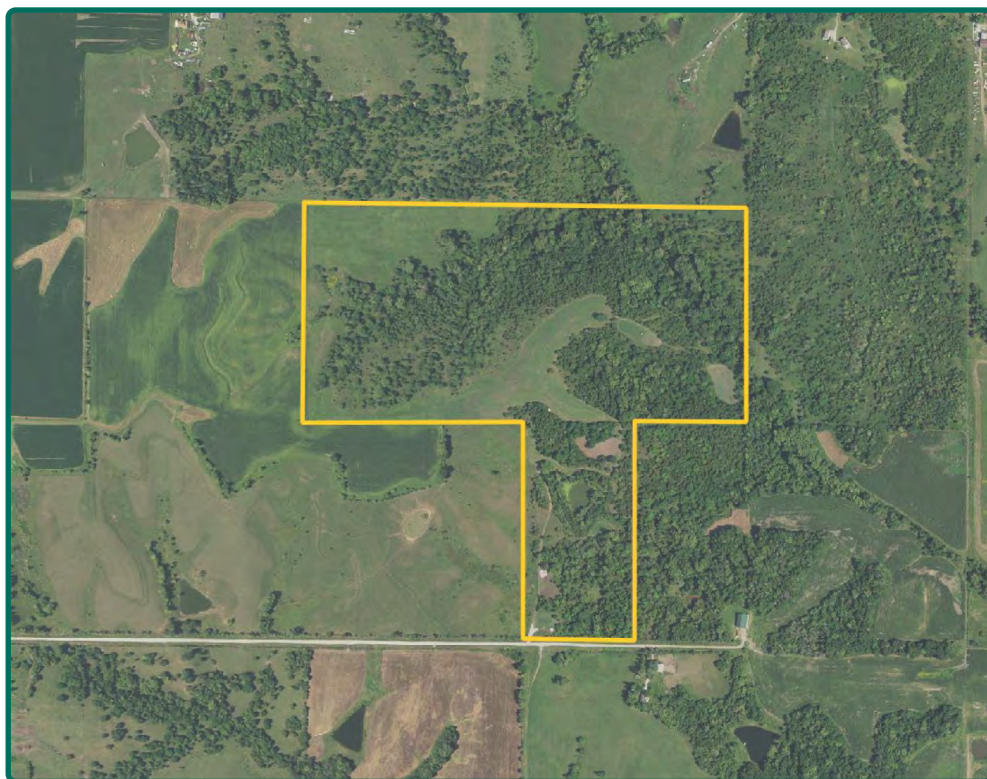
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Property Information

99.40 Acres, m/l

Location

From Liberty: Go east on H16 for 1½ miles, then south on H20, then east on Ray Street for ½ mile. Property is on the north side of the road.

Legal Description

SW¼ NE¼, SE¼ NW¼, and W½ NW¼ SE¼, all in Section 10, Township 73 North, Range 24 West of the 5th P.M. (Liberty Township)

Price & Terms

- \$482,090.00
- \$4,850.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2022 - 2023: \$980.00
Net Taxable Acres: 99.40
Tax per Net Taxable Acre: \$9.86
Tax Parcel ID #s: 03013, 03015 & 13146

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Gently to very sloping.

Drainage

Natural.

Buildings/Improvements

- Small storage shed
- Outhouse
- (4) Permanent hunting blinds
- (3) Wagon hunting blinds

Water & Well Information

Stocked pond on south side of property.

Comments

Turn-key hunting property located in the northeast corner of Clarke County, just east of Liberty. The property is on a quiet, dead-end road with already established food plots, four permanent blinds and three wagon blinds. There is a stocked pond with easy access on the north side. There are approximately 25 acres currently planted to alfalfa with more acres that could be converted back into production.

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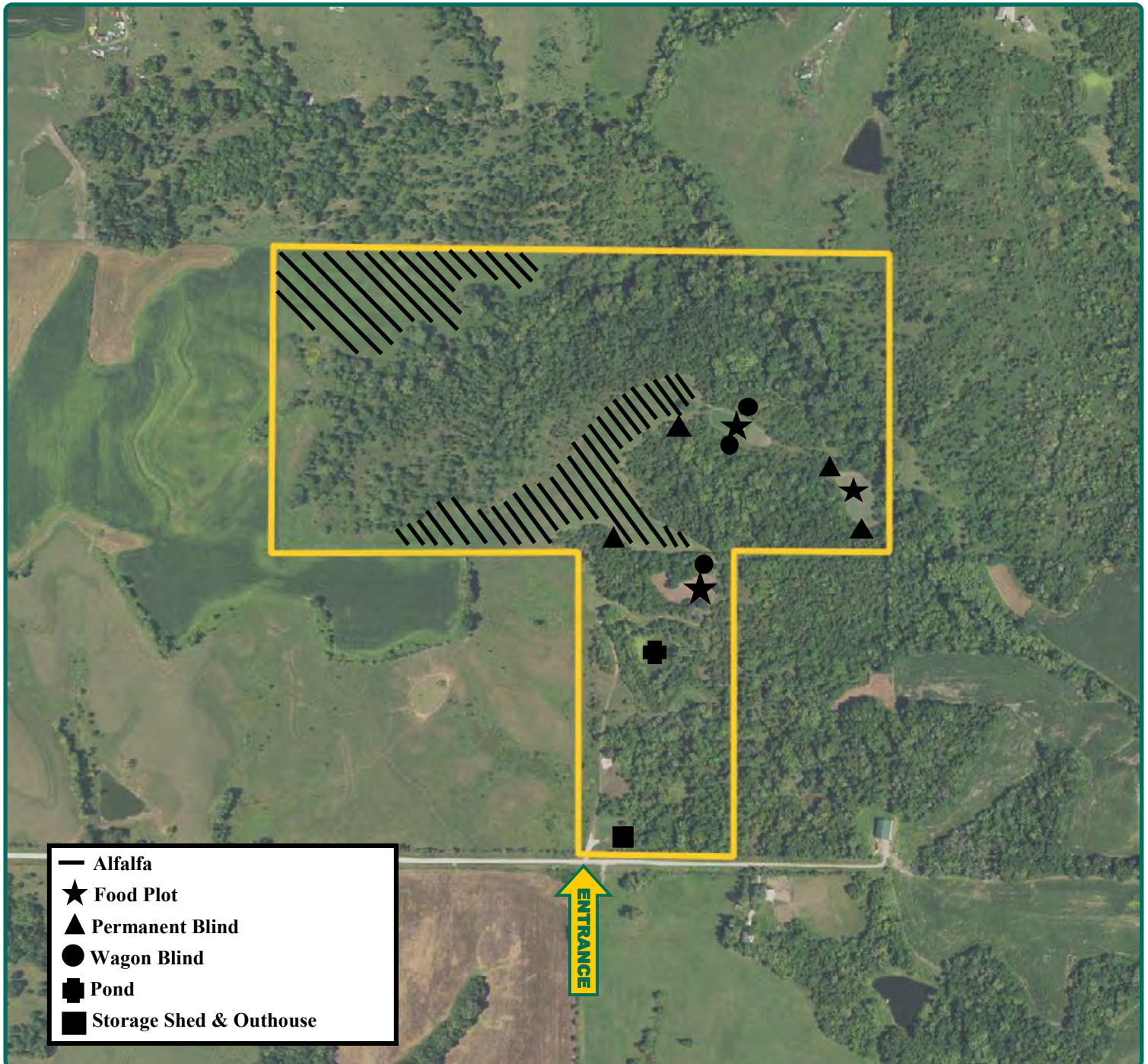
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Property Features Map



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West Looking East



Newly Seeded Alfalfa



Pond



Alfalfa



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Food Plot



Permanent Blind



Permanent Blind



Storage Shed & Outhouse



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