

3398 Nature Lane, Lorimor, IA



MADISON/CLARKE

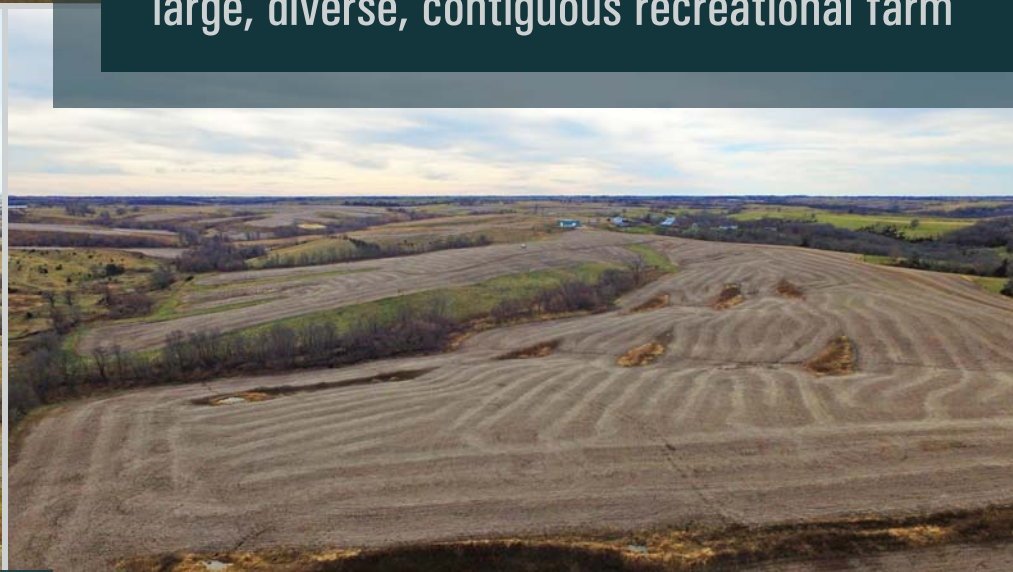
COUNTY LAND AND FOR SALE

1021
ACRES

Listing #13127



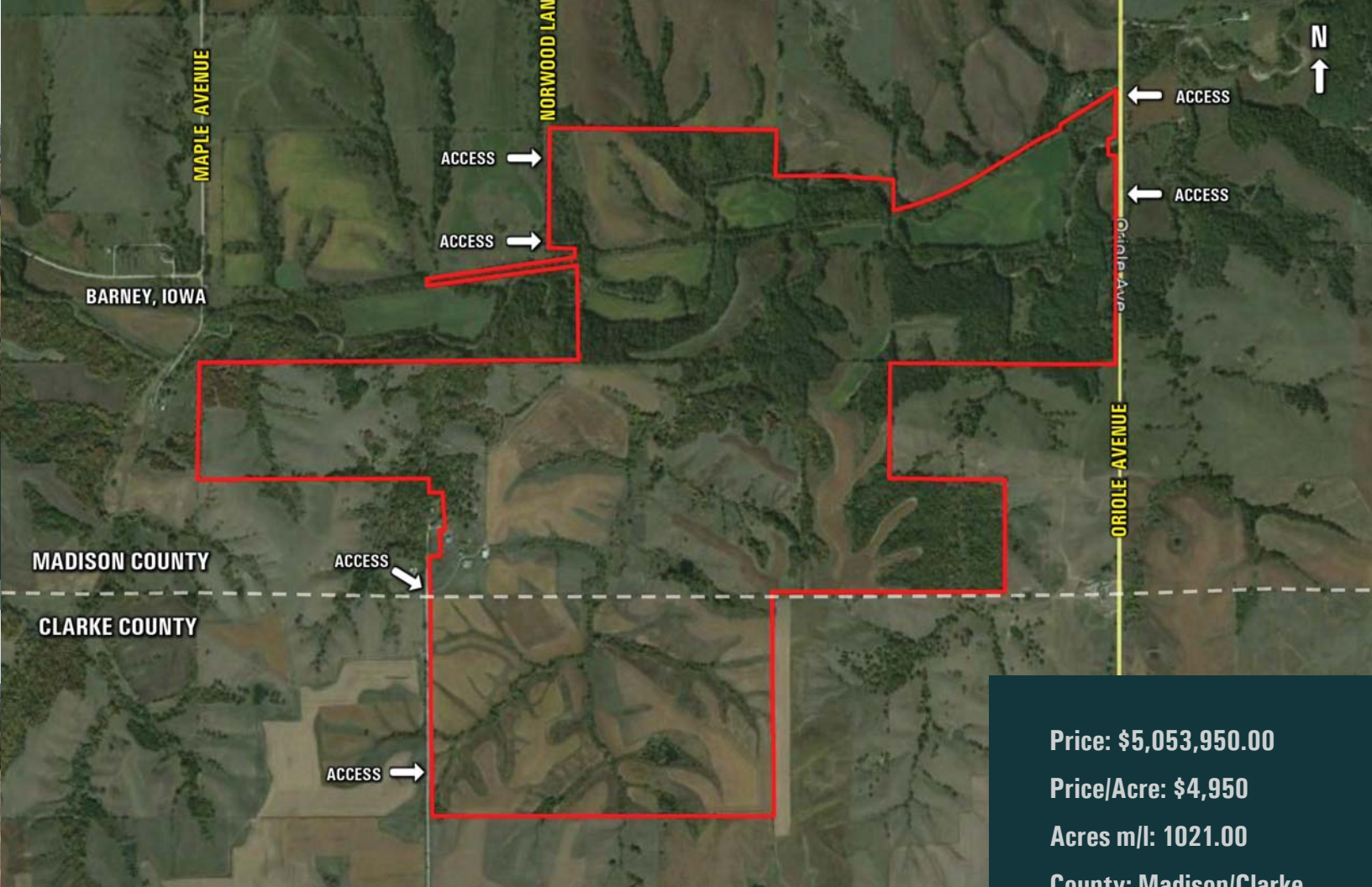
large, diverse, contiguous recreational farm



capacity to hold and grow multiple world class deer



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Price: \$5,053,950.00
 Price/Acre: \$4,950
 Acres m/l: 1021.00
 County: Madison/Clarke
 Taxes: \$9,612.00
 CSR: 42.5 (CSR2 46.1)
 Water: Rural
 Zoning: Ag
 Steel Building 50'x80'

1021
ACRES

LISTING #13127

The farm totals 1,021 acres m/l with 439.96 FSA cropland acres and is located in Southern Madison and Northern Clarke Counties. 100 acre m/l are enrolled in CRP with an annual income of \$13,028. Approximately 310 acres m/l are in row crop production, these acres carry a weighted average CSR of 42.5 (CSR2 46.1). A farm of this size allows an owner to manage the population living within and grow quality deer to maturity. Multiple access points, dozens of secluded narrow Ag fields serve well for funnel points. This farm can be effectively hunted by a large group in any scenario, and has the capacity to hold and grow multiple world class deer. The steel utility building is heated and is roughed in for future septic and bathroom. The building has 12 inch concrete floors good for storing large equipment. This property is located in Sections 31, 32, and 33 of Walnut Township in Madison County, and Section 5 of Madison Township in Clarke County. Property will be shown by appointment only. Listing agent must be present.

DIRECTIONS

From Winterset: Take Highway 169 south to Lorimor. Take 120th Street east from Lorimor. North on Yellow Rose Avenue to 110th Street. Take 110th Street east to Shore Street. Continue east on Shore Street to Nature Lane. Take Nature Lane north to the property.

FARM DETAILS

Tract #1: 868.98 farmland acres, 402.58 cropland acres
 Corn: 103.29 base acres with a PLC yield of 95
 Beans: 143.51 base acres with a PLC yield of 34
 Tract #2: 130.68 farmland acres, 37.38 cropland acres
 Corn: 19.07 base acres with a PLC yield of 95
 Beans: 10.73 base acres with a PLC yield of 38

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