



Clarke County, Iowa
FARMLAND FOR SALE

160
ACRES M/L

BRANDON TESSAU

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LISTING #19594

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS



Property Overview

Peoples Company is pleased to present this exceptional 160 acre m/l farmland tract located in highly sought-after Northwest Clarke County, Iowa. Offering an outstanding combination of dependable income, proven wildlife habitat, and long-term recreational appeal, this farm presents an excellent opportunity for investors, hunters, and outdoor enthusiasts. Conveniently located within an hour of the Des Moines Metro, the property provides an easy commute while providing the premier recreational opportunities southern Iowa has to offer. The property is build-ready with utilities in place at the building site in the southwest corner of the farm.

The property features 83.31 acres currently enrolled in the Conservation Reserve Program (CP2) through 2034, generating \$13,495 in annual income while creating exceptional bedding cover and habitat for wildlife. The established CRP not only provides a reliable revenue stream but also enhances the property's overall conservation and hunting potential. A defining feature of the farm is its topography. The prominent central ridge serves as the backbone of the property. This topography naturally funnels wildlife movement while providing an ideal setup for a trail system, quiet access routes, strategically positioned stand locations, and secluded food plots. The topography offers the opportunity to efficiently access multiple hunting locations, creating the type of layout serious hunters strive to achieve.

The property also features four ponds, including one stocked fishing pond, with the remaining ponds providing additional water sources throughout the farm.

Situated in a neighborhood with a well-earned reputation for producing world-class whitetails, this farm lies in the heart of one of southern Iowa's premier trophy deer regions. The surrounding landscape consists of large timbered tracts with quality habitat, creating the ideal environment for mature whitetails to thrive. This tract is hunt ready and offers outstanding bones with tremendous upside.

Several tower blinds are currently positioned throughout the property. The blinds are not included in the sale but may be available through separate negotiation with the seller.

Properties that combine consistent income, exceptional wildlife habitat, and proven trophy deer genetics are increasingly difficult to find. This offering delivers the rare opportunity to own a versatile southern Iowa farm with income, excellent habitat, a sought-after location, and outstanding long-term recreational value.



Geographical Map



Directions

From Murray, Iowa: Travel North on Highway R15 for two miles. Turn right (east) on Miami Street and continue for one mile. Turn left (north) on 140th Avenue and continue for two miles. The farm is on the right side of the road. Look for Peoples Company signage.



CONTACT

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PeoplesCompany.com
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CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!



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