



Clarke County, Iowa
**TURNKEY RECREATIONAL
LAND AVAILABLE**

134.10 ACRES M/L



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PC PEOPLESTM
COMPANY
INTEGRATED LAND SOLUTIONS
Listing #19800



Clarke County, Iowa TURNKEY RECREATIONAL LAND AVAILABLE

Peoples Company is proud to present this premier 134.10 surveyed-acre turnkey recreational property located in highly desirable northeast Clarke County, Iowa. The combination of rolling southern Iowa terrain, productive open acres, thick south-facing cover, established food sources, and extensive hunting improvements

creates an opportunity to get the properties best from day one. The property is LOADED with turkey and has a strong whitetail population. Impressive 2025 and 2026 trail camera photos on file. The seller is open to early possession and exclusive hunting rights upon an executed purchase agreement.

Beyond the recreational appeal, the property offers a premier hilltop building site for a future home or cabin. The elevated setting provides impressive views overlooking the rolling Clarke County countryside, creating an outstanding location to build while enjoying the recreational opportunities right out the back door. Utilities are available at the road. Contact the listing agent for additional information.

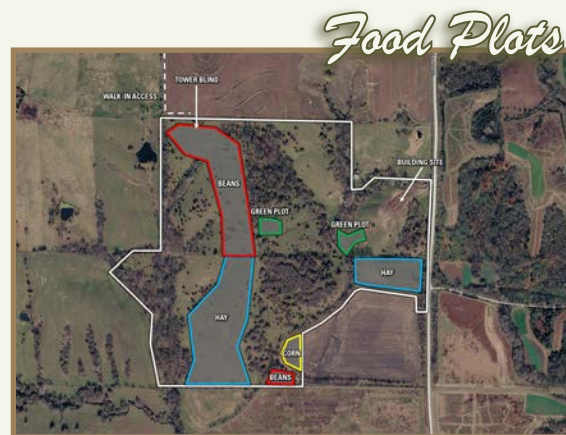


The farm has been thoughtfully set up for hunting, featuring two Banks Tower Blinds strategically positioned near established grain food sources with water holes. The farm consists of approximately 74.22 cropland acres, with 6 acres of standing soybeans on top, complemented by approximately 1.25 acres of corn and an additional 0.25-acre soybean plot on the south end of the property. Two established green food plots provide food source diversity to help hold and sustain wildlife

throughout the season. Approximately 12 acres m/l are currently utilized for hay production, providing additional flexibility for future income, habitat, or recreational improvements.

Several strategically positioned stand locations provide options for hunting different wind directions, travel corridors, and feed patterns throughout the season. Excellent access throughout the farm, including valuable east-side entry, allows hunters to reach the stand and blind locations undetected. The property boundary sits 33-foot off the levy along the neighboring tillable acres to the southeast, providing pivotal hunting and equipment access.

Easement access from the north. Contact the listing agent for more information.



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A diverse mix of wooded draws, thick bedding areas, open ground, and south-facing slopes creates quality habitat, natural travel corridors, and transition areas for whitetail deer. Multiple natural springs throughout the farm provide a consistent water source, adding another important component to the property's ability to hold and sustain wildlife throughout the year. The property also features a strong stand of walnut trees, providing an additional natural resource with value.

Whether you're searching for a turnkey Iowa hunting property, premier private building site, or recreational farm that can be enjoyed and further enhanced for years to come, this Clarke County property checks all of the boxes.

Trail Camera Photos



Directions

From New Virginia, IA: Head East on Highway G76 for 8.75 miles. Turn right (South) on 120th Avenue and continue for 2.5 miles. The farm is on the right side of the road. Look for the Peoples Company sign.



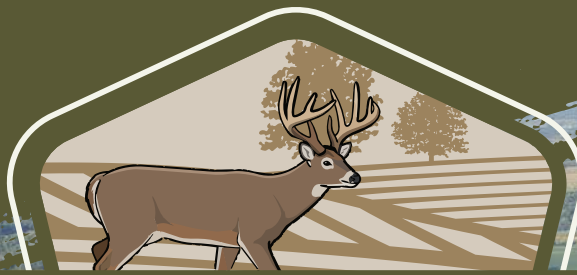
1108 S. 44th Street, Suite 102
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