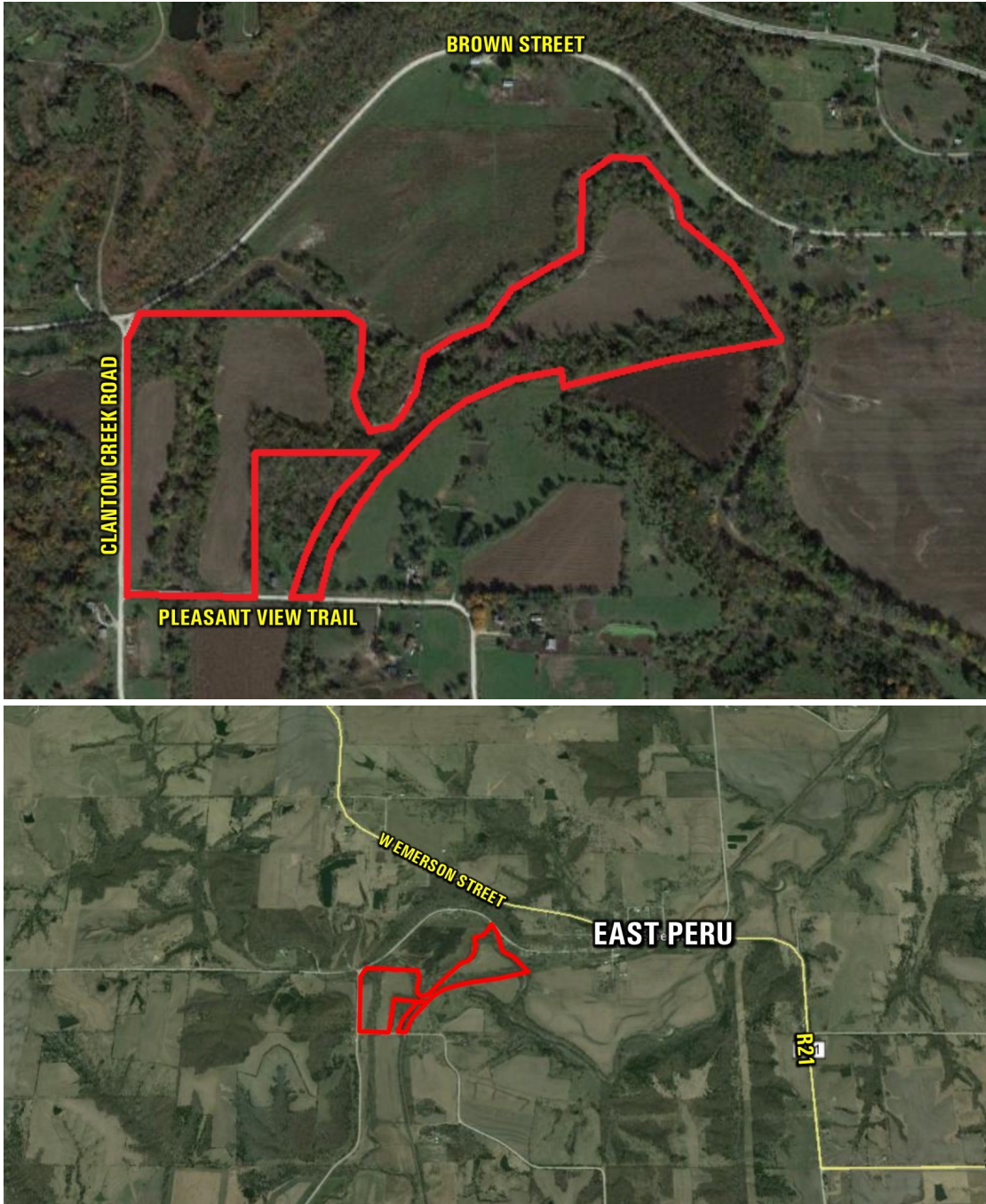


LAND FOR SALE



50 ACRES M/L MADISON COUNTY, IOWA



LISTING #13698

PRICE: \$180,000 (\$3,600/Acre)

DESCRIPTION: Great recreational property with income. This farm lies along Clanton Creek and sets up perfectly for the outdoorsmen and camper. With both a creek and an owned rail road right of way the four wheeling terrain is unlimited. Ride the river run wide open on the right of way. Great camping location overlooking the river with Deer and Turkey everywhere. Did I forget the income! The owner will rent the 21.47 acres of crop ground for 200 an acre for an annual payment of 4,300 a year.

DIRECTIONS: From Interstate 35 take the Truro exit (Hwy G58) west off the interstate through Truro to East Peru. In East Peru take Brown Street (290th & G8P) west to Clanton Creek Trail. Property sits on the east side of Clanton Creek Road and north of Pleasantview Trail.

TAXES: \$783 Annually

FARM PROGRAM INFORMATION:

21.47 Cropland Acres

Corn: 21.47 Base Acres with a 96 bushel PLC Yield enrolled in Arc County

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