

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

CLARKE COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTING, FARMING AND CATTLE OPPORTUNITIES JUST OUTSIDE OF OSCEOLA, IOWA

Love at first sight!! From the moment you lay eyes on this farm, you won't want to leave!! It's a country lover's dream! It lies in the center of Clarke county with stunning views from all directions. It displays rolling hills, a large stocked pond, a freshwater spring, an amazing build site with sunset views, and excellent potential for harvesting giant deer or all your farming needs! On this 80 +/- acre farm is a 3-bedroom farmhouse with 2 large pole sheds.

The large pond is stocked with fish and could be a gathering location for family and friends. The sellers have cared for and loved this farm for many years. It's a super clean farm with outstanding fencing and gates throughout the property. Move in ready for a cattle farmer! Whether you're buying as an investment opportunity, hobby farm, or for a world-class hunting location, this unique farm could work and exceed all your personal expectations!



PROPERTY FEATURES

PRICE: **\$519,000** | COUNTY: **CLARKE** | STATE: **IOWA** | ACRES: **80**

- 6 miles southeast of Osceola, Iowa
- 45 minutes south of Des Moines
- Hobby farm
- World-class hunting
- All deer photos and shed pics taken off this farm and the farms bordering to the south and to the east
- Gorgeous build site
- Breathtaking views in every direction
- Beautiful rolling hills
- Peaceful, private, and quiet
- Utilities at road
- Exceptional fencing and gates for livestock
- Pasture and timber draws
- Large beautiful stocked pond
- Natural spring on property
- History of giant genetic deer
- Horses and cattle
- Setting sun off back porch
- Pasture income
- Home tenant income
- Newer septic system
- Close to Osceola airport
- Must be pre-approved
- Call for your private showing



HOBBY FARM

On this 80 +/- acre farm is a 3-bedroom farmhouse with 2 large pole sheds. The large pond is stocked with fish and could be a gathering location for family and friends. It's a super clean farm with outstanding fencing and gates throughout the property. Move in ready for a cattle farmer!



NATURAL SPRING

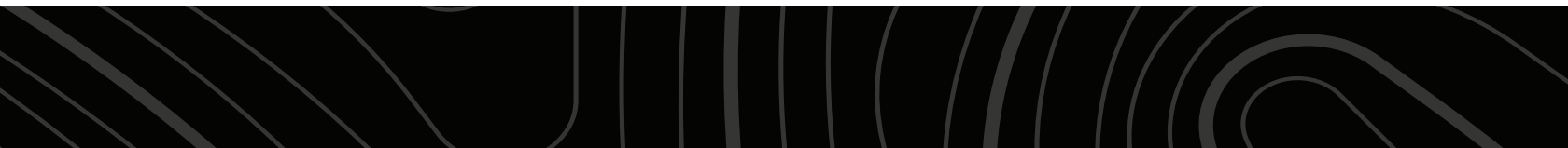


LARGE BEAUTIFUL STOCKED POND

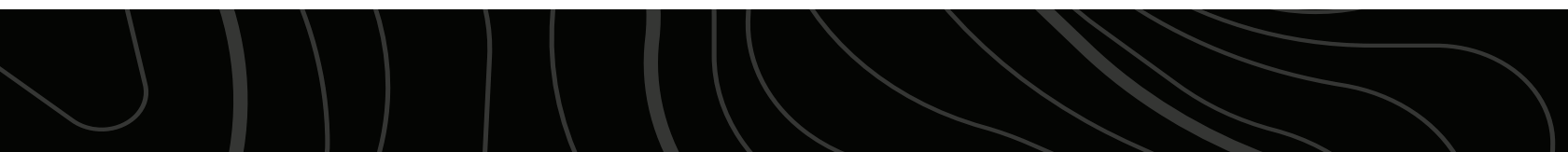


BEAUTIFUL ROLLING HILLS

The property displays rolling hills, a large stocked pond, a freshwater spring, an amazing build site with sunset views, and excellent potential for harvesting giant deer or all your farming needs!



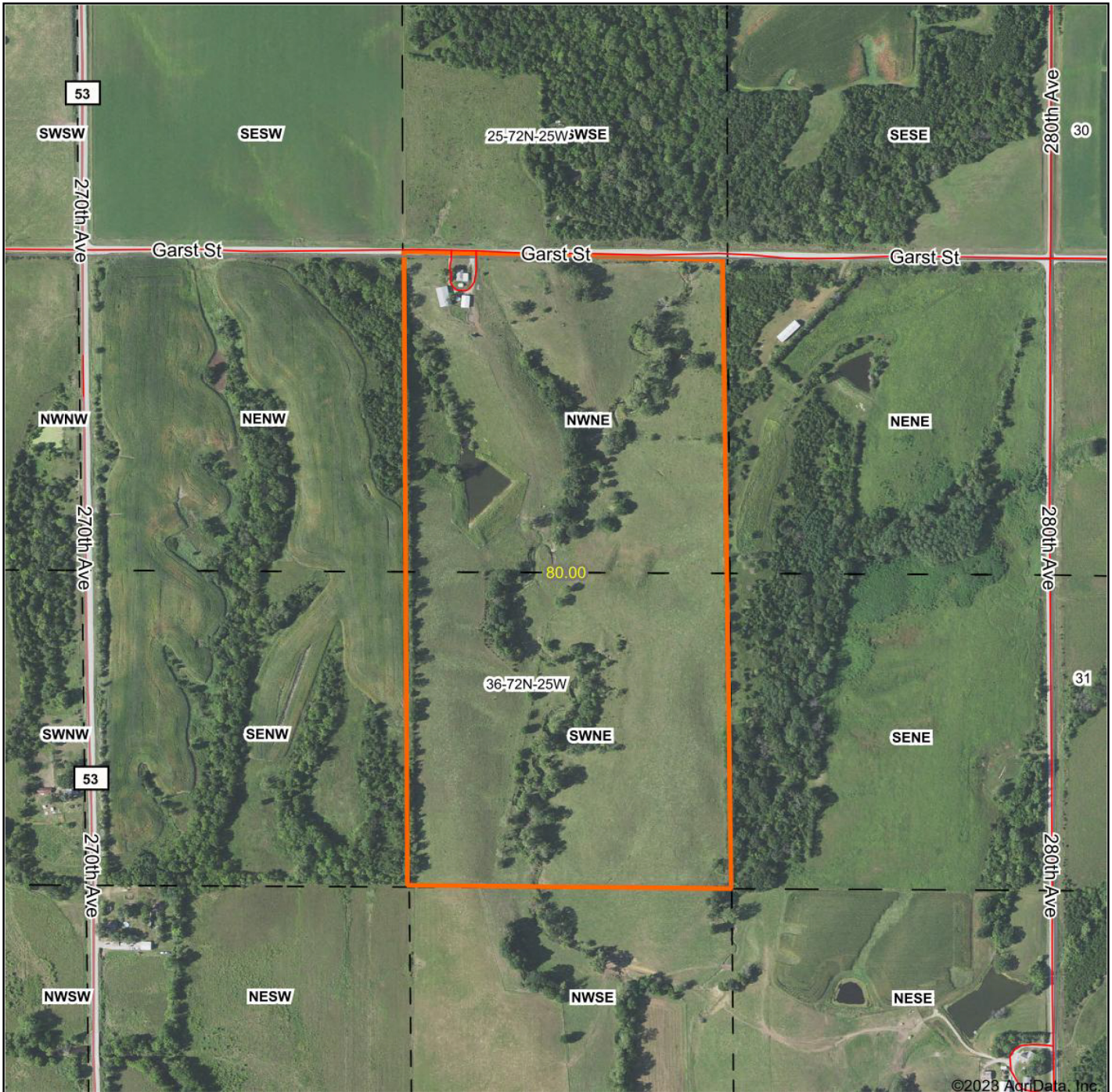
PASTURE AND TIMBER DRAWS



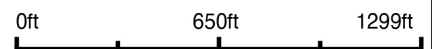
TRAIL CAM PICTURES



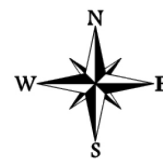
AERIAL MAP



Map Center: 40° 59' 52.78, -93° 40' 50.17



36-72N-25W
Clarke County
Iowa



2/16/2023

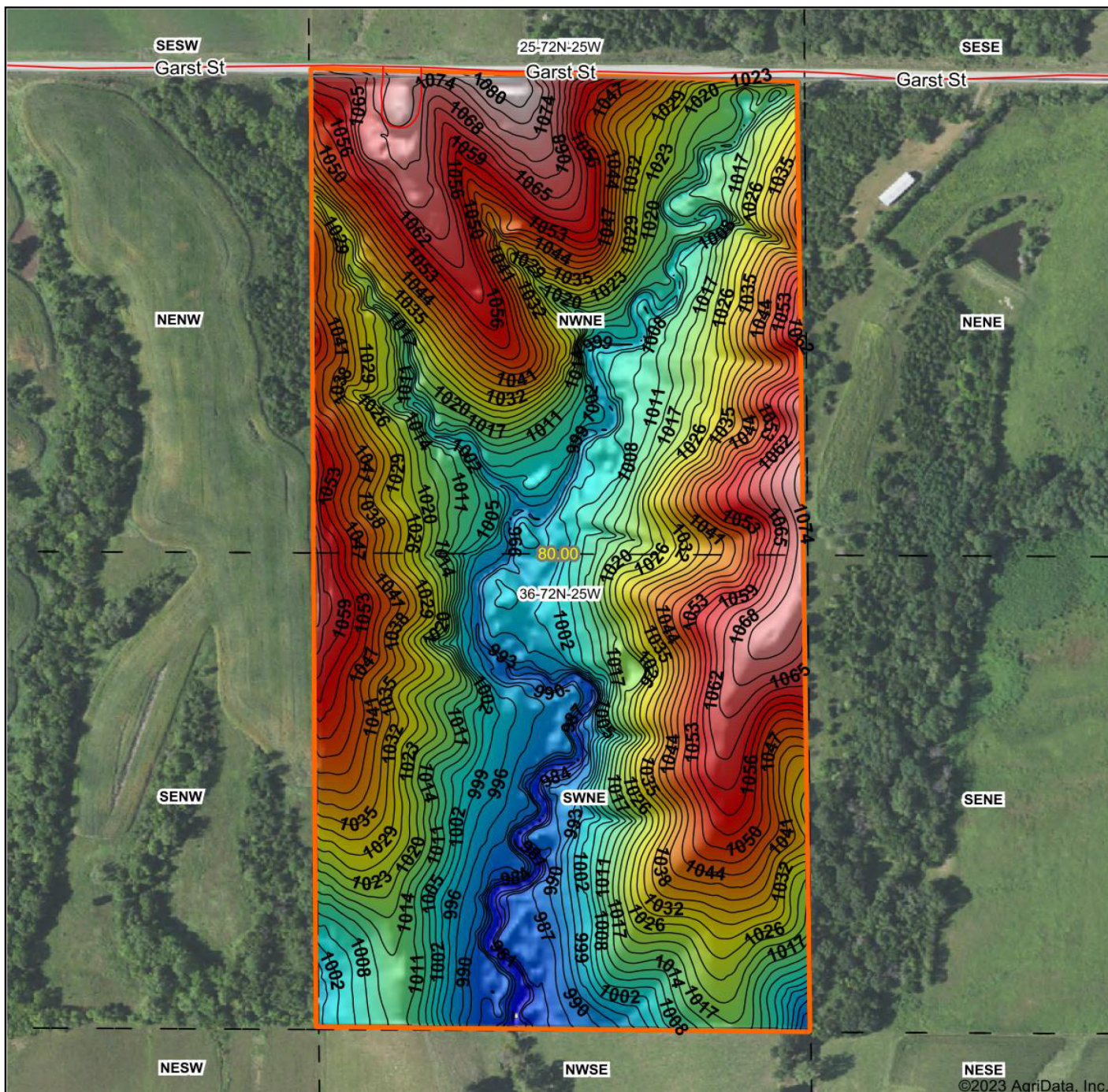


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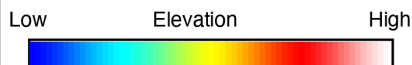


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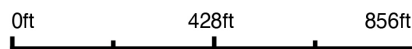
HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 974.5
 Max: 1,083.5
 Range: 109.0
 Average: 1,028.0
 Standard Deviation: 24.28 ft



2/16/2023

36-72N-25W
Clarke County
Iowa

map center: 40° 59' 52.78, -93° 40' 50.17



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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OVERVIEW MAP



AGENT CONTACT

Dennis Williams has the determination and grit it takes to get the job done, which was instilled in him at a young age and evidenced through his 31 year career in logistics. Dennis grew up in Rochester, MN, where he graduated from Mayo High School and Rochester Community College. After buying and selling several of his own rec farms, Dennis and his family moved from Minnesota to pursue his dream of selling land in Iowa.

At Midwest Land Group, buyers and sellers alike know they can count on Dennis to get the job done and do it right. This agent prides himself on being a good listener who works with the utmost honesty and integrity. He relishes in the fact that many lifelong friendships are made through real estate transactions and looks forward to creating lasting memories with each client.

Dennis is passionate about pursuing whitetails, having even owned his own whitetail consulting business. He had his hunts filmed and shared on Hunter's Specialties Primetime videos, and afterward was hired as a pro staff member on the TV show Driven with Pat and Nicole. When he's not helping clients achieve their land real estate needs, Dennis enjoys hunting and fishing, and spending time with his family, including wife, Janet, son Daniel, and daughter Brooklyn.



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