

MIDWEST LAND GROUP PRESENTS

162 ACRES IN

# CLARKE COUNTY IOWA



3188 SCOTT STREET, WOODBURN, IOWA, 50275

MIDWEST LAND GROUP IS HONORED TO PRESENT

# COUNTRY LIVING WITH HUNTING AND BREATHTAKING VIEWS

This 162 +/- acre property is located in northern Clarke County, Iowa, and is within 30 miles of Des Moines. From country living with breathtaking views to giant deer, this property has it all! The property is full of diversity with creek-bottom CRP fields, rolling pastures, mature timber, and numerous water sources. The 71.58 +/- bottomland CRP acres primarily consist of Zook silty clay loam and Nodaway silt loam soils with a CSR2 of 71.4. The CRP stand is impressive with many of the native grasses being 6'+ tall. The CRP consists of two separate contracts - 22.17 +/- acres paying \$212.65/acre through 9/30/2025 and 49.41 +/- acres paying \$223.99/acre through 9/30/2027. The annual CRP income is \$15,781.

The diverse habitat on this property creates some of the best whitetail deer and turkey hunting that Iowa is known for! The property is full of deer sign along with an impressive documented trail camera history. I spotted 20+ deer and a flock of turkeys while taking photos. This area of southern Iowa is known for consistently producing quality deer and this farm sits right in the

heart of a fantastic neighborhood. In addition to the hunting opportunities, approximately 60 +/- acres of fenced pasture and timber provide an ideal setup for horses, livestock, and/or hobby farming enthusiasts.

The property also boasts a 1,320 square foot 3 bedroom, 2 bathroom home with a 1,300 square foot finished basement. The views from the kitchen, living room, and back porch are simply incredible! The owner reports regularly seeing deer and turkeys just off the back of the house! The property also has a 48'x62' steel pole building, a 400-square-foot utility building, and a lean-to in the horse pasture. Utilities include electricity, rural water, septic, and propane.

If you've been looking for a farm that offers incredible hunting, country living, and breathtaking views, then look no further. This farm is a must see to appreciate all it has to offer! Contact Korey O'Day at (515) 519-5779 for additional information, disclosures, or to schedule a showing.



# PROPERTY FEATURES

PRICE: **\$1,270,000** | COUNTY: **CLARKE** | STATE: **IOWA** | ACRES: **162**

- 162 +/- acres in Clarke County, Iowa
- 15 miles from Osceola
- 16 miles from Indianola
- 29 miles from Des Moines
- 1,320 square foot home with approximately 1,300 square foot finished basement
- 3 bedrooms, 2 bathrooms
- 48'x62' steel pole building
- 400 square foot utility building
- Incredible views of the surrounding countryside
- Excellent deer and turkey hunting
- Diverse habitat
- Established native grasses
- Two ponds
- A portion of Otter Creek runs through the east side of the farm
- A total of 71.58 CRP acres (two separate contracts) paying \$15,781 annually
- 35 +/- pasture acres
- 53 +/- timber acres
- Ideal setup for horses and/or livestock
- Annual taxes approximately \$4,530



# 1,320 SQUARE FOOT HOME

The property also boasts a 1,320 square foot 3 bedroom, 2 bathroom home with a 1,300 square foot finished basement. The views from the kitchen, living room, and back porch are simply incredible!



# INTERIOR PHOTOS



# OTTER CREEK

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# MULTIPLE OUTBUILDINGS

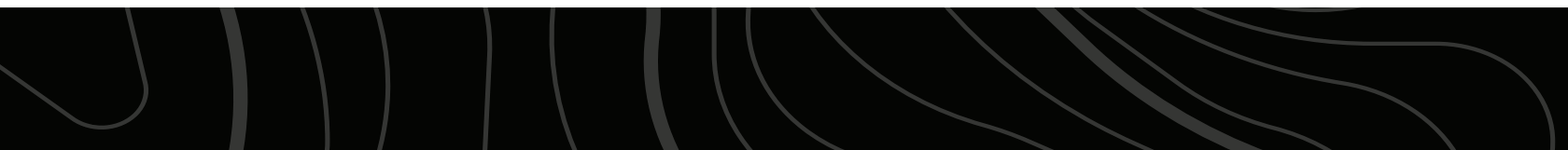
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# 60 +/- FENCED ACRES

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There is approximately 60 +/- acres of fenced pasture and timber provide an ideal setup for horses, livestock, and/or hobby farming enthusiasts.



# HUNTING OPPORTUNITIES

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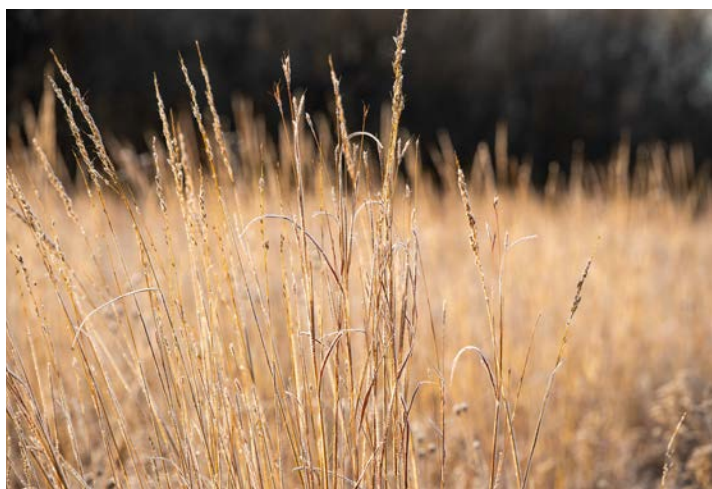
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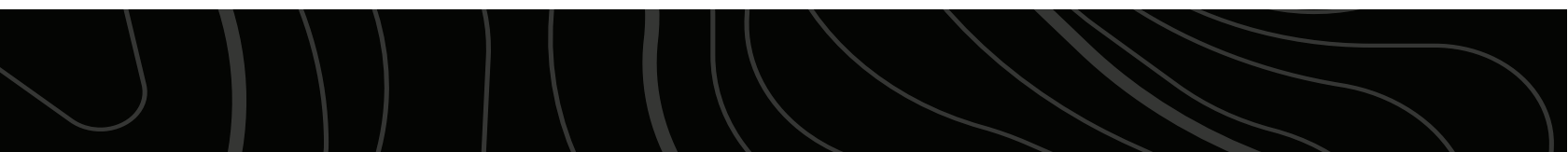
# CRP NATIVE GRASSES

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# TWO PONDS

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# DIVERSE HABITAT

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The property is full of diversity with creek-bottom CRP fields, rolling pastures, mature timber, and numerous water sources.

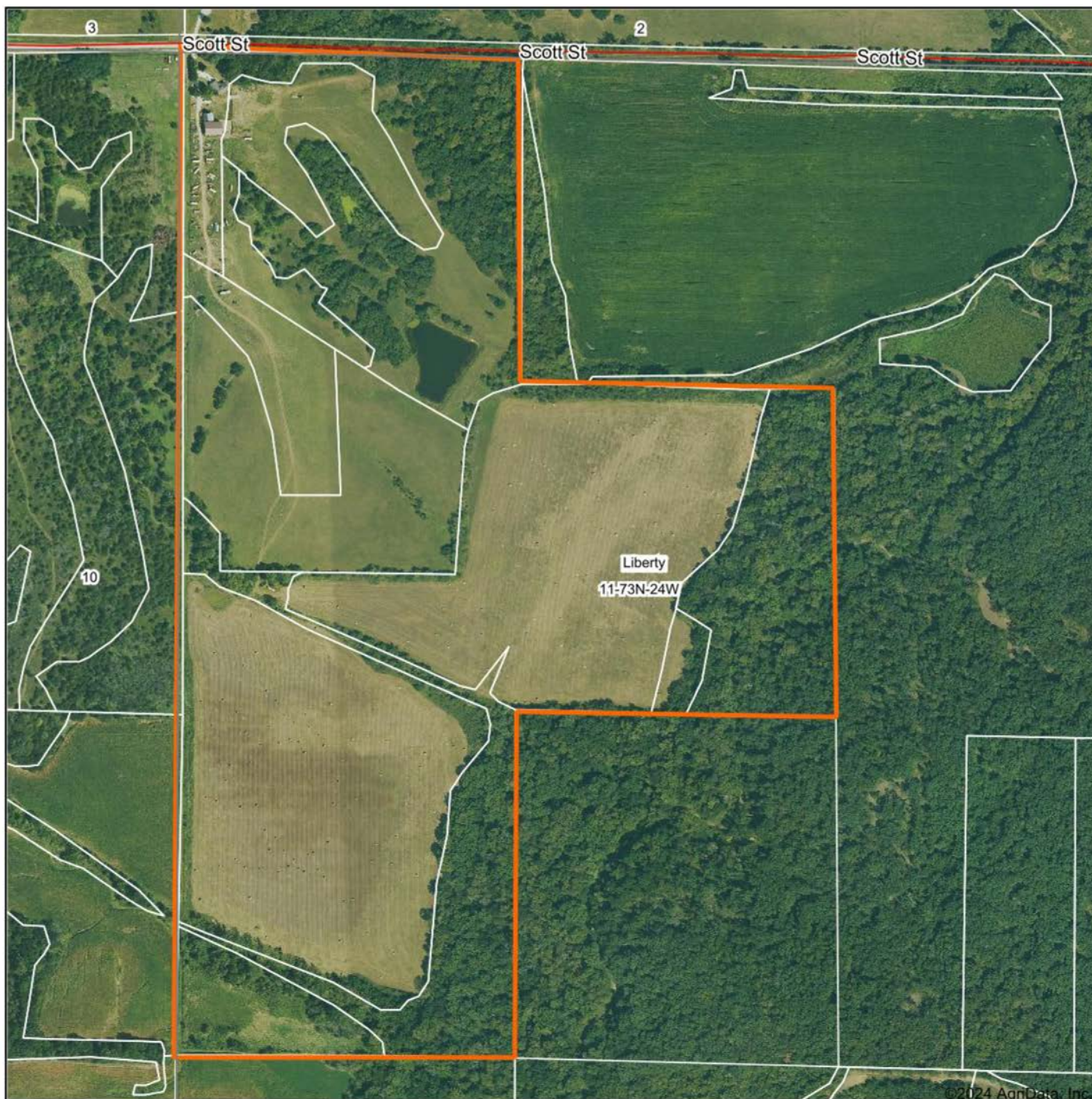


# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 41° 8' 29.55, -93° 35' 29.07



**11-73N-24W**  
**Clarke County**  
**Iowa**



12/3/2024



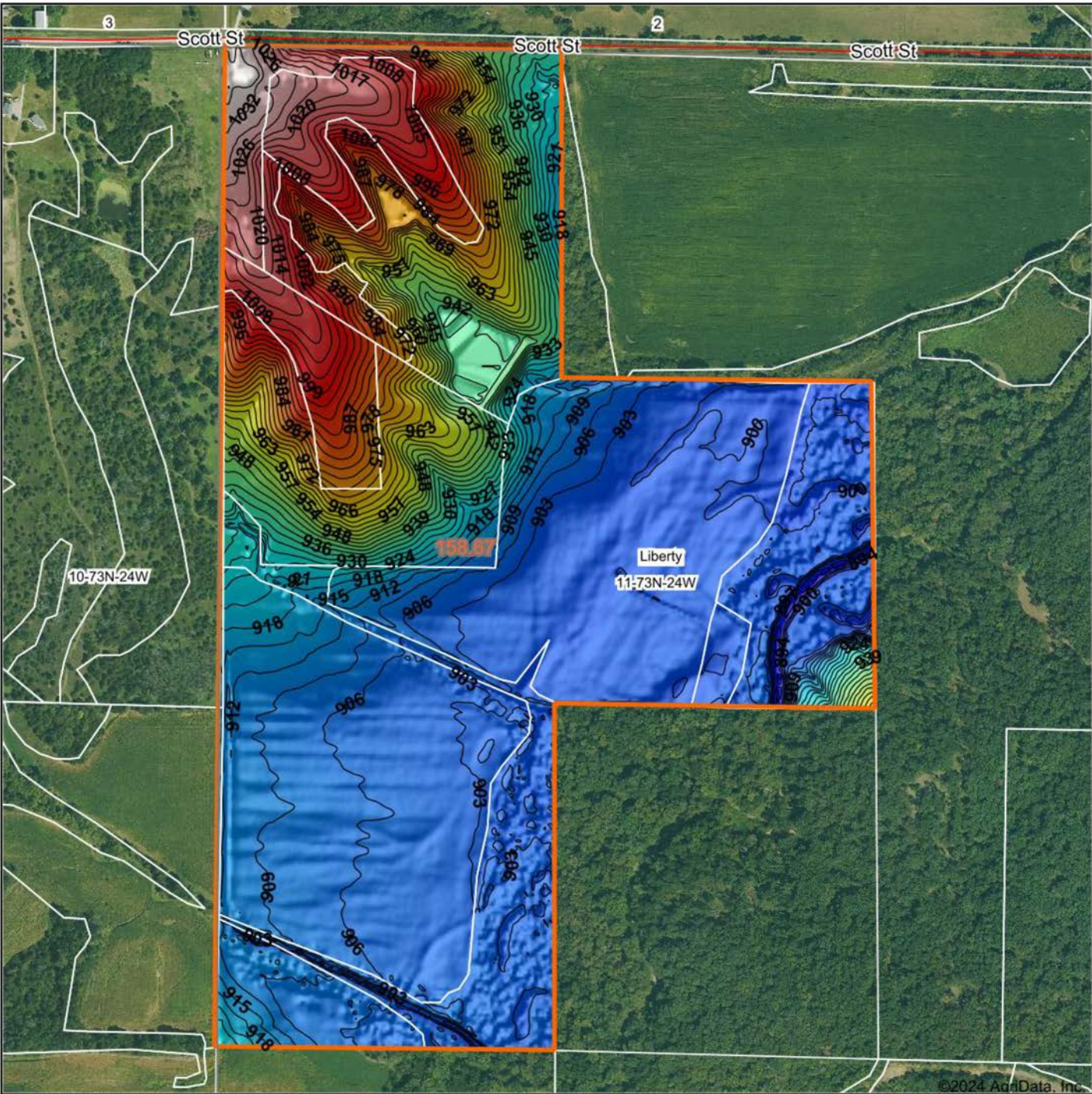
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

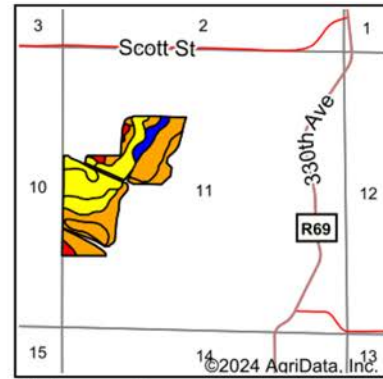
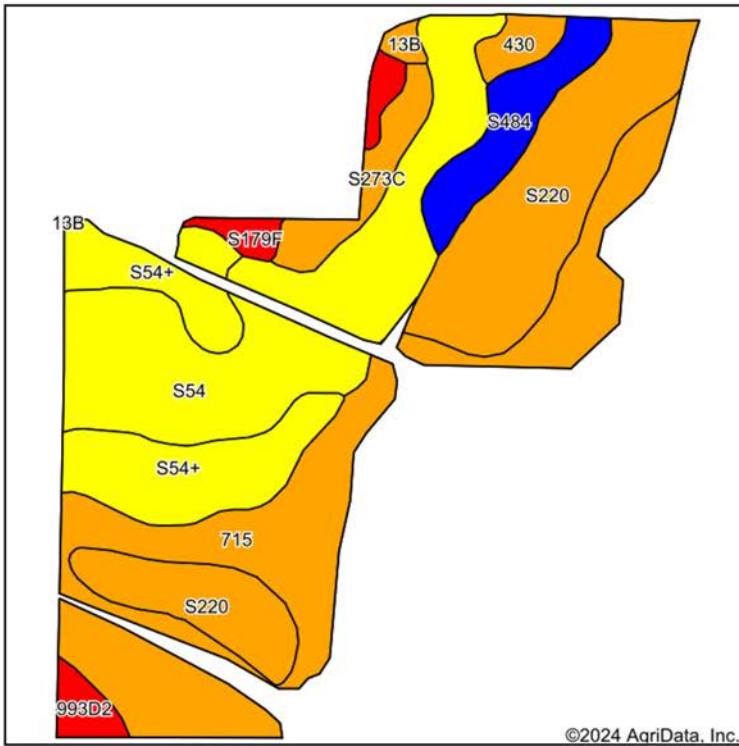
# HILLSHADE MAP



<p>Low      Elevation      High</p>	<p>Source: USGS 3 meter dem          Interval(ft): 3          Min: 891.1          Max: 1,037.1          Range: 146.0          Average: 930.8          Standard Deviation: 38.12 ft</p>	<p>0ft      616ft      1233ft</p> <p>   <b>11-73N-24W</b>  <b>Clarke County</b>  <b>Iowa</b>          10/2/2024          Boundary Center: 41° 8' 29.5, -93° 35' 29.11       </p>
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Maps Provided By:
   
**surety**
  
CUSTOMIZED ONLINE MAPPING
  
© AgriData, Inc. 2023      www.AgriDataInc.com
  
Field borders provided by Farm Service Agency as of 5/21/2008.

# SOILS MAP



State: **Iowa**  
 County: **Clarke**  
 Location: **11-73N-24W**  
 Township: **Liberty**  
 Acres: **72.41**  
 Date: **12/3/2024**



Maps Provided By:  
**surety**  
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Soils data provided by USDA and NRCS.

Area Symbol: IA039, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
715	Nodaway-Lawson silt loams, heavy till, 0 to 2 percent slopes, occasionally flooded	18.87	26.2%		llw	74		88	84	71	87	
S54	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	17.91	24.7%		llw	68		74	74	61	67	
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	15.57	21.5%		llw	77		87	87	76	83	
S54+	Zook silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded, overwash	9.50	13.1%		llw	68		73	66	35	73	
S484	Lawson silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	3.92	5.4%		llw	86		93	88	79	93	
S273C	Olmitz loam, heavy till, 5 to 9 percent slopes	2.49	3.4%		llle	77		85	85	71	71	
S179F	Gara loam, 18 to 25 percent slopes	1.43	2.0%		vle	19		55	55	38	41	
430	Ackmore silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	1.18	1.6%		llw	77	83	91	91	69	82	
993D2	Gara-Armstrong clay loams, 9 to 14 percent slopes, moderately eroded	1.09	1.5%		lve	30	20	67	67	56	49	
13B	Olmitz-Zook-Colo complex, 0 to 5 percent slopes	0.45	0.6%		llw	77	60	79	76	51	73	
<b>Weighted Average</b>						<b>2.14</b>	<b>71.4</b>	<b>*</b>	<b>*n 81.5</b>	<b>*n 79.3</b>	<b>*n 64.3</b>	<b>*n 77.5</b>

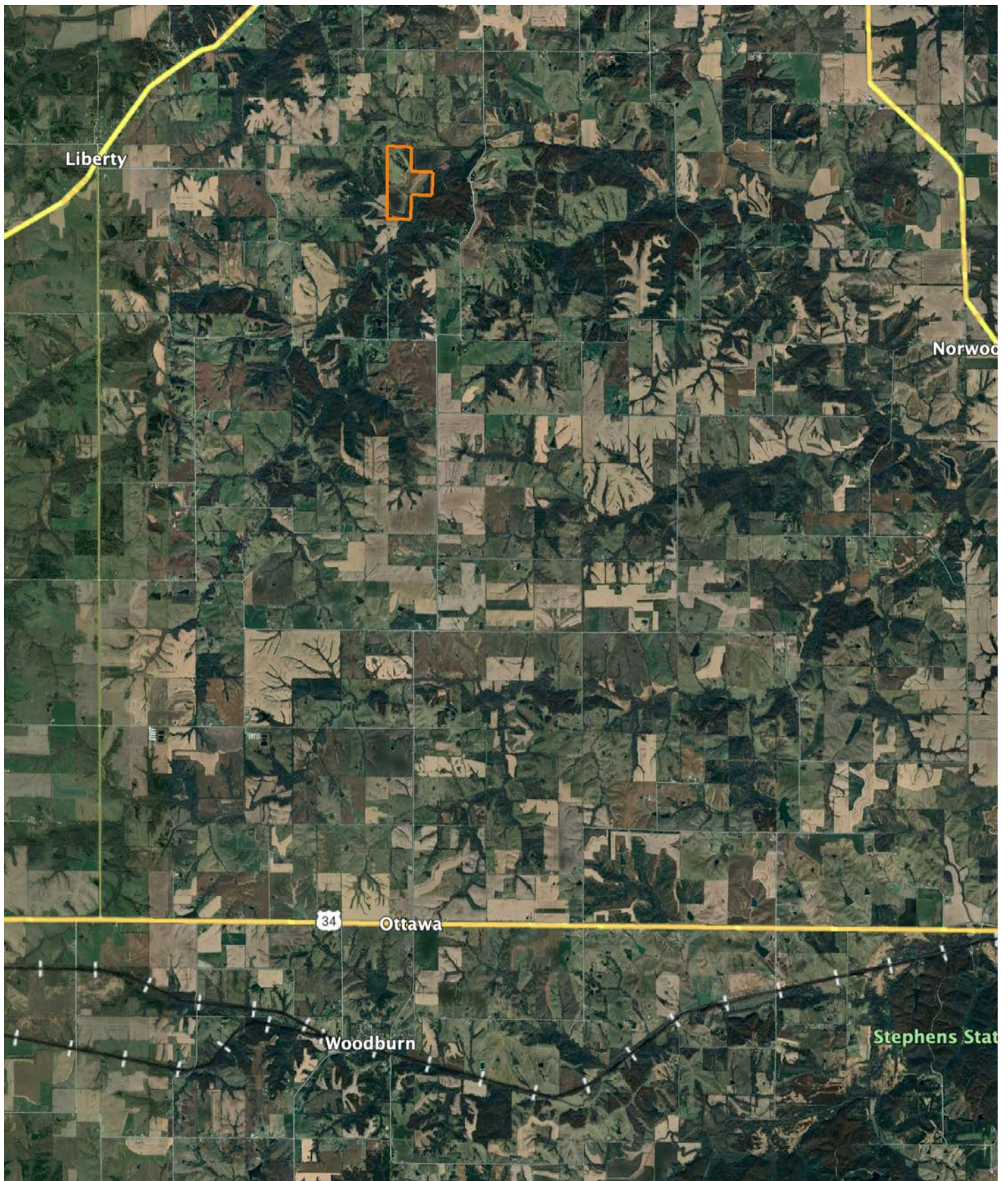
\*\*IA has updated the CSR values for each county to CSR2.

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



# BROKER CONTACT

A lifelong passion for the outdoors fuels Korey O'Day's expertise in Iowa and Missouri land sales. Born and raised in Eldridge, Iowa, Korey developed a passion for hunting and the outdoors early in life. His childhood consisted of hunting trips to south central Iowa and in the early 2000's, his family purchased a piece of land in Ringgold County. This gave Korey and his brothers the opportunity to work and hunt on the family farm. Now, with more than two decades of experience managing land, Korey has a deep understanding of hunting, recreational, and agricultural properties. This knowledge and experience translates directly towards serving his clients at Midwest Land Group.

After graduating from the University of Iowa, Korey served in a business development position at Hometown Mechanical in Davenport, where he honed his skills in sales, relationship building, and brand management. Korey also produced outdoor media content for Midwest Whitetail, with a focus on photography, video production, and social media management. His passion for the outdoors is still stronger than ever and most of his free time is spent doing some type of hunting or work on the farms.

Korey's extensive market knowledge, work ethic, and professionalism has led to him being a top producer in his time at Midwest Land Group. If you're in the market to buy or sell land in Iowa or Missouri, give Korey a call today.



**KOREY O'DAY,**  
LAND BROKER  
**515.519.5779**  
KOday@MidwestLandGroup.com



**MidwestLandGroup.com**

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