



LAND FOR SALE

Clarke County

17.51
ACRES +/-



FARM DESCRIPTION

PRICE: \$455,000

Here is a great opportunity to purchase a nice acreage in Clarke County, Iowa north of Woodburn, Iowa. The property offers a 3-bedroom 2.5 bathroom home built in the year 2000 with a two car detached garage with a bonus room in the back of the garage. This home is perfectly placed in the middle of the property. The buildings are in great shape and are ready to use. The buildings consist of a 40x50 pole building with new roof and sliding door, along with a 14x20 utility building. This property offers 15 +/- hay acres that are currently being farmed as hay/alfalfa. The property is located on HWY 34. This is country living at its finest. Give listing broker Matt Skinner or Cody Skinner a call today to set up a private showing! Acreage will be shown by appointment only.



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CODY SKINNER | LAND BROKER
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AERIAL PHOTO

Clarke County

17.51
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FARM SPECIFICATIONS:

Asking Price:

\$455,000

Location:

Address: 3135 Highway 34 Woodburn, Iowa 50275

Legal Description:

17.51 +/- Acres and Home and Buildings located in Section 15 of Jackson Township Clarke County, Iowa.

Tax Information:

\$TBD +/- annually estimated



HOME DETAILS

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Details

- Beautiful one-story ranch house and buildings
- 3 Bedroom and 2.5 bathroom (extra rooms in basement could be added)
- 1.5 bath on main level
- 1,794 Sqft living space (extra finished Sqft in the basement)
- Septic inspection recently completed and passed
- Home is serviced by a well (rural water is at the road)
- Propane tank owned by the sellers
- Beautiful woodworking throughout
- Large livingroom
- Walk out basement
- Two decks
- Home built in 2000
- Pole building 40x50x16 (built in 2003)
- 2 extra outbuildings
- Hay in production
- Located on Highway 34





PROPERTY PHOTOS

Clarke County

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ABOUT US

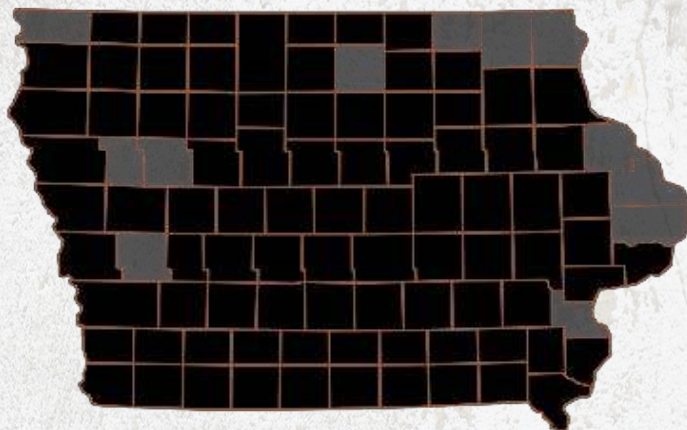
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company

Matt and Cody are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Nick Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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