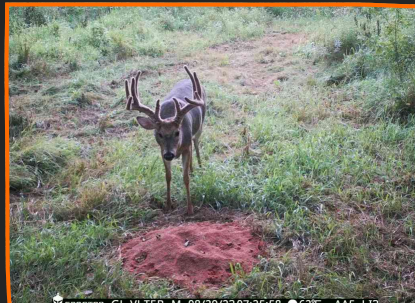




LAND FOR SALE

40 +/- ACRES
CLARKE COUNTY, IA
FREMONT TOWNSHIP

PRICE:
\$329,000



LAND OVERVIEW

Located in Clarke County, Iowa, these remarkable 40 +/- acres are nestled right off Starline Avenue. Within short distance of I35, and offering stunning views, this parcel provides all the amenities necessary to establish your dream home or a weekend retreat. With a balanced mix of timbered draws and tillable acres, it offers excellent deer and turkey hunting. Additionally there are 29 acres of tillable generating an annual rent of \$6,525. For more information or your own private showing please contact Farm & Rec Broker Glen Salow at 515-494-5560.

PROPERTY FEATURES

- Just 30 minutes from West Des Moines
- All pavement access
- Numerous options for new construction
- Rural water and power readily accessible
- Timbered draws and highly productive tillable
- 29 acres are leased out at \$225 per acre, yielding \$6,525 annually
- Abundance of wildlife, including deer and turkeys
- Several ideal spots for constructing a pond
- 2022 property taxes \$394
- Located at the corner of Starline Ave. and County Rd R45.

CONTACT US



641-508-0028
515-494-5560



Sales@farmandrec.com



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