



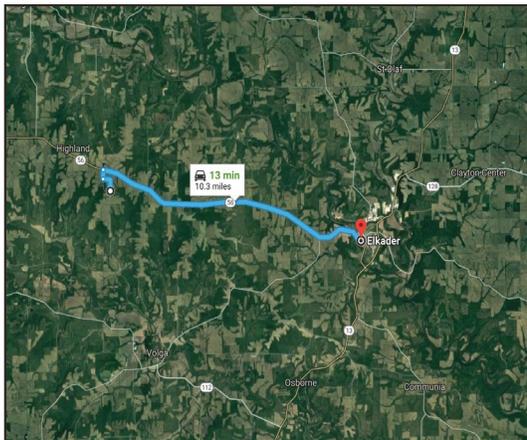
Iowa is our factory, Iowa land marketing is our craft, Iowa farmland transactions are our product, and the people are what make up our business.

CLAYTON COUNTY 79 ACRES

Asking Price **\$414,750**
or **\$5,250/Acre**

Farm Details

Offering 79 acres M/L in Clayton County Iowa. This property consist of rolling cropland, hardwood timber, and creek system. Currently 39.09 acres are in a CP2 program paying \$10,498 annually through 2025. The remaining acres are made of a rolling timber terrain with a creek making it a great place to funnel wildlife through the farm. The 39 cropland acres have a 60.1 CSR2 on the dirt and the farm is littered with deer sign throughout the timber.



Farm Directions:

From Elkader IA, go west on HWY 56 for 9.4 miles, then turn left(south) on Aspen ave for .03 miles, then turn left (east) onto birch road for .07 miles. The farm will be on the East side on the road.



Farm Highlights

- 39.09 Acres are in CRP
- CRP pays \$10,498 annually
- Contract expires 9/30/2025
- Rolling Timber
- Rock Bottom Creek
- Good Thick Underbrush
- Food Plot Location
- Abundance of Deer Sign
- Turkeys and Upland Game
- Building Location



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