



**MOSSY OAK**  
**PROPERTIES**  
**Boley Real Estate**

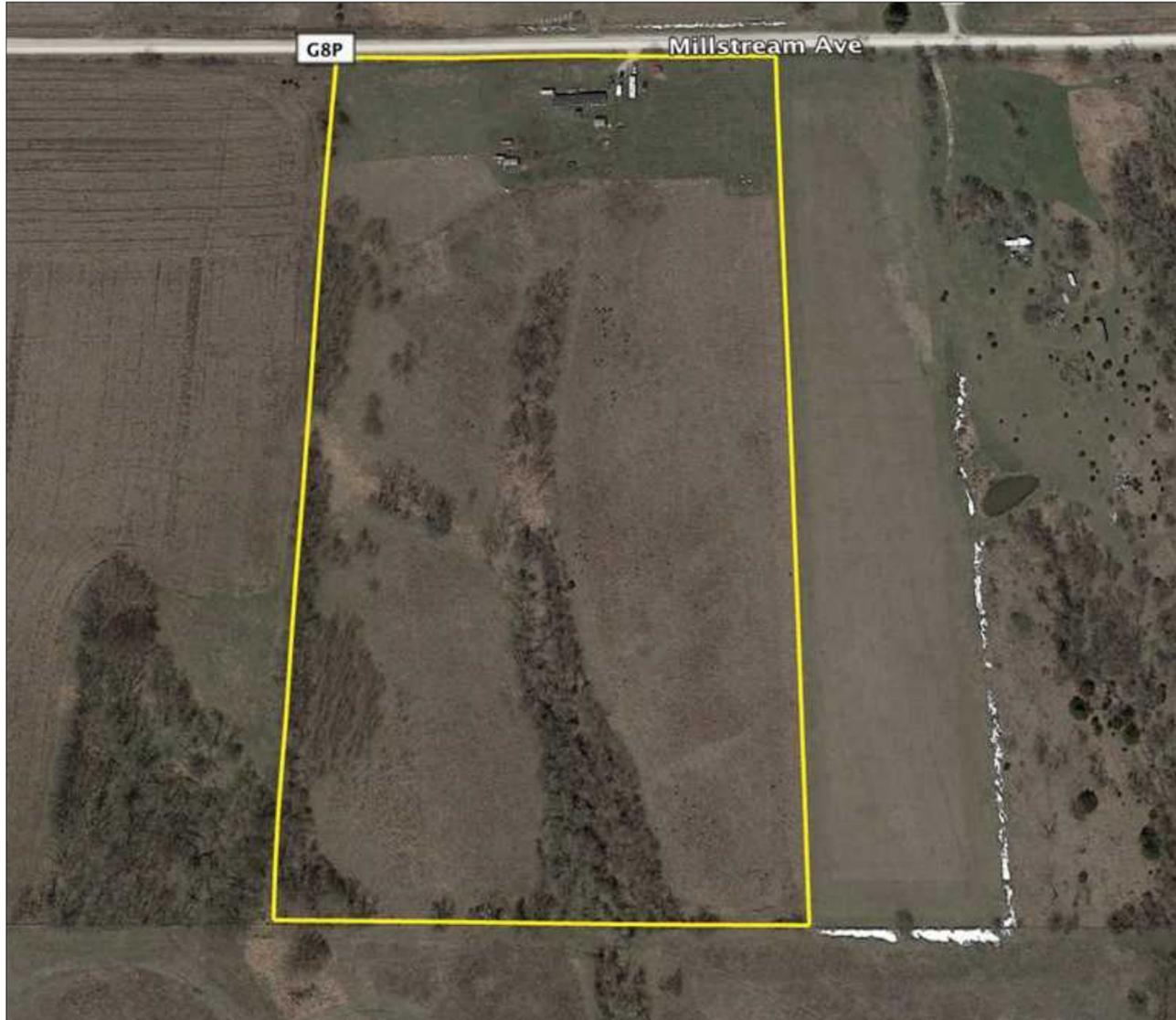
*America's Land Specialist*

Keo- 319-293-2575 & Albia- 641-932-1234

boleyrealestate.com

## 20 Acres m/l in Madison County, IA

**Address:** 3240 Clanton Creek Road, Lorimor, IA



**Travis Potzner**

(515) 707-1500 (cell)

tpotzner@mossyoakproperties.com

**MOPLS ID:** 39722

**Price:** \$115,000

**Acres:** 20.00

**Finished Sq. Ft.:** 1165

**County:** Madison

**Bedrooms:** 3

**Bathrooms:** 2

**Residential**

**Recreational**

This 20 acre property has a little bit of everything for the new owner! It has a manufactured home on the property as well as the water, electric, septic, and fiber optics on site. This farm is located in a rich whitetail hunting area of Madison county and not too far from public hunting access which provides an easy way to hunt on your own or with a group of friends. The property itself holds some major potential to hunt very well! It has 10 acres m/l in CRP that is good until 2020 which provides an annual income as well as tremendous cover for the whitetail deer. There's also a nice creek that generally flows all year and provides a good source of water for all wildlife. A small food plot could be planted here along the timber and pull in a lot of deer very easily from neighboring properties.

Not only will this property hunt well but its also got an incredible place to build a new home on the 10 acres that aren't in any CRP. It would make an outstanding walk-out location and have some pretty great views of the southern Iowa landscape. Madison county is known for its rolling hills and spectacular views and this property is a prime example of that. It needs to be seen to be appreciated! These sizes of property with hunting potential, build able locations, annual income, and at this price point don't come on the market often. Please contact Mossy Oak Properties Certified Land Specialist Travis Potzner for more information at (515) 707-1500 or at tpotzner@mossyoakproperties.com.

### Summary:

- 20 acre property
- East Union School District
- 1165 sq. ft. house built in 2011
- 3 bedrooms, 2 bathrooms
- Outbuildings on property
- Lots of whitetail deer, turkey, quail, dove, and pheasant
- Property has water, electric, fiber optics, and septic system
- CRP contract is valid until 2020 (unless re-enrolled)
- CRP provides \$1600 annually

- Property taxes are \$1198

- More items come with the property (please ask for



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