



LAND FOR SALE

Marshall County

30.04
ACRES +/-



FARM DESCRIPTION

PRICE: \$165,200

Located 2.5 miles north of Clemons, Iowa in northwest Marshall County sits this beautiful timber farm for sale. This farm consists of different types of trees throughout the property, including several types of marketable oak trees and black walnut trees. The property offers river bottom ground and timber ridge ground which is extremely hard to find in this part of the state. Whitetail deer and wild turkey signs are scattered throughout the farm, this would make for a fantastic hunting getaway! A 27' x 26' steel utility building with electricity running to it is located on the southeast portion of this property. This farm has been owned by the same family for well over 150 years and has never been offered for sale by the family until now! The opportunities for this smaller, affordable tract of land are endless. Recreational land in central Iowa doesn't come for sale often, give Cody Skinner or Nick Skinner a call today to learn more about this Marshall County, Iowa land for sale or to set up a private showing.



CODY SKINNER | LAND BROKER
Cody@IowaLandCompany.com
515-443-6343

Grundy Center Office
717 G Avenue
Grundy Center, Iowa 50638

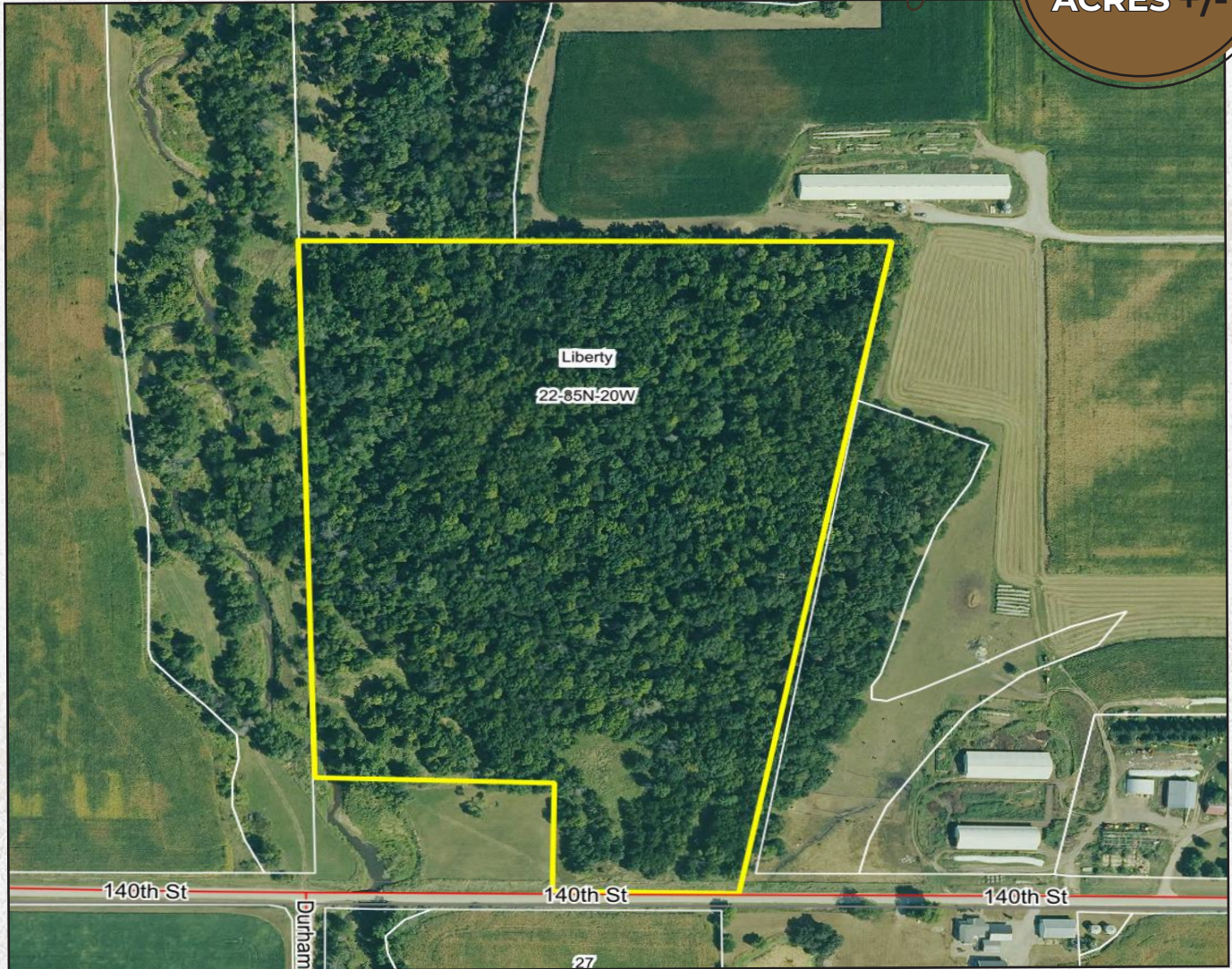
NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974



AERIAL PHOTO

Marshall County

30.04
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$165,200 or \$5,500/Acre

Location:

Address: 1355 140th St. Clemons, IA 50051

Legal Description:

30.04 +/- net acres located in Marshall County, Iowa, Liberty Township, Section 22. Exact legal description will come from the abstract.

Tax Information:

\$44 +/- estimated annually



HILLSHADE MAP

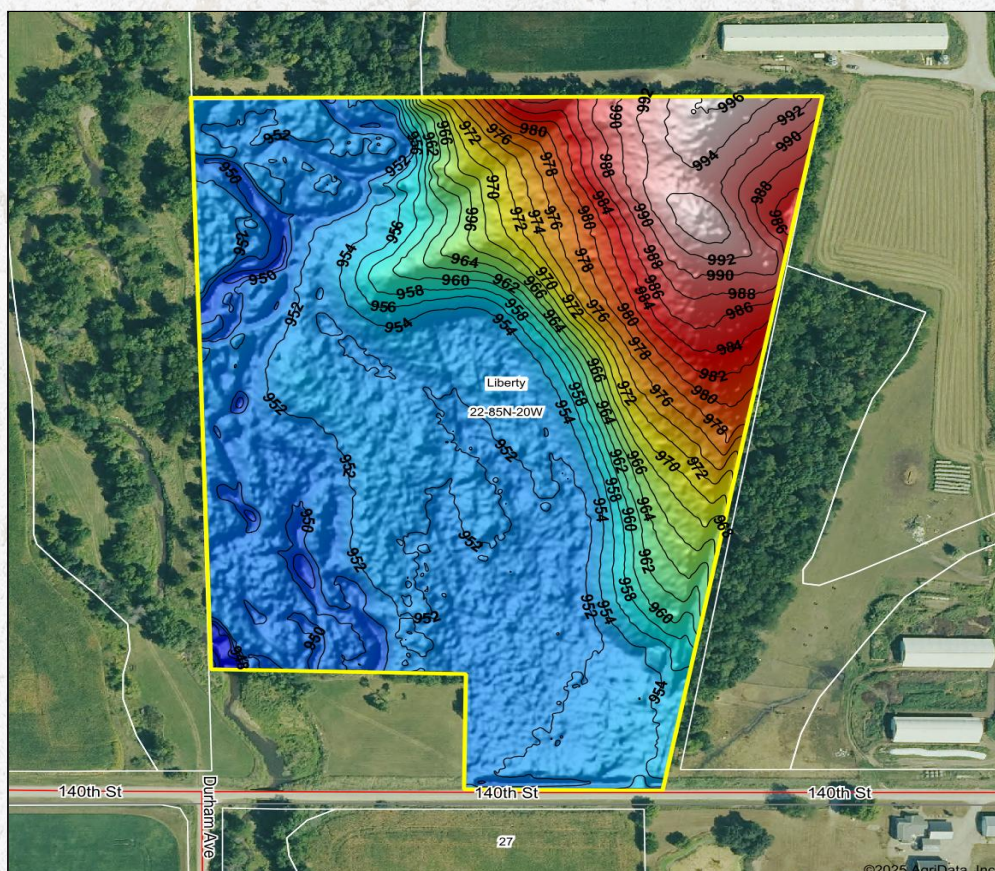
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Details

- 30.04 +/- net Acres
- Nearly 100% FSA Cropland Acres
- Beautiful timber farm with both river bottom ground and higher ridge ground
- Whitetail deer and wild turkey sign scattered throughout farm
- Marketable timber
- 27' x 26' steel utility building with electricity running to it is located on the southeast portion of this property.
- Located in northwest Marshall County, Iowa 2.5 miles north of Clemons, Iowa
- Located 13 miles from Marshalltown, Iowa
- Located 25 miles from Ames, Iowa
- Located 35 miles from Ankeny, Iowa

Topography Hillshade



Low Elevation High



Maps Provided By
surety
CLUB VERIFIED ONLINE MAPPING™

© AgriData, Inc. 2023 www.AgrIDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 2

Min: 944.4

Max: 996.5

Range: 52.1

Average: 961.4

Standard Deviation: 14.14 ft

0ft 256ft 513ft



22-85N-20W
Marshall County
Iowa

Boundary Center: 42° 9' 10.9, -93° 9' 49.7

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PROPERTY PHOTOS

Marshall County

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ABOUT US

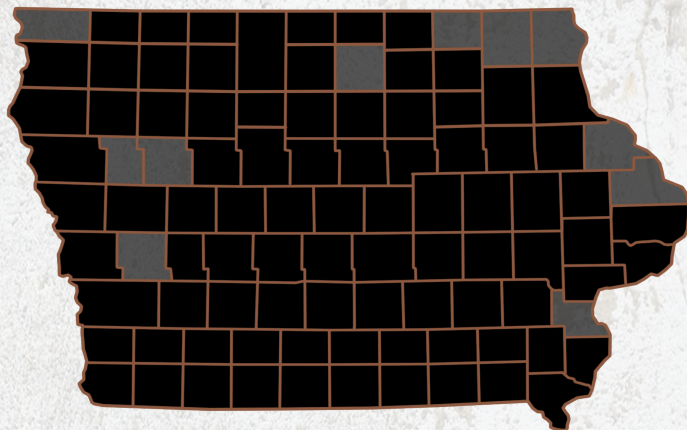
We are Iowa Land Company

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

Nick 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 Matt 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 eight years we have represented clients in over 500 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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