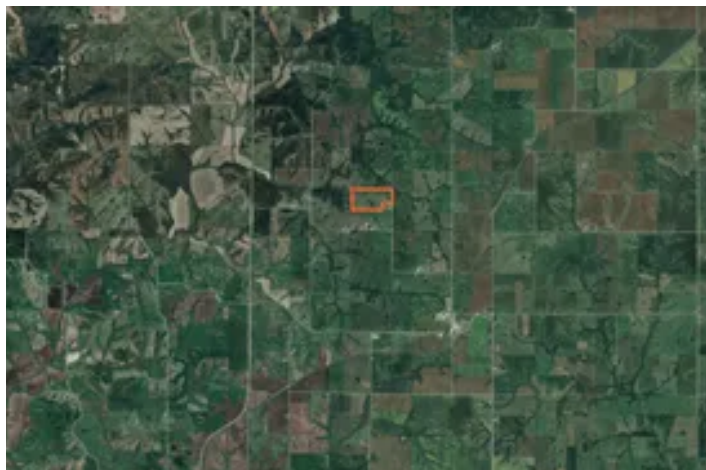


Wayne County, Iowa 74 Acres of Land For Sale
0000 55th Street
Clio, IA 50052

\$370,000
74± Acres
Wayne County



Wayne County, Iowa 74 Acres of Land For Sale Clio, IA / Wayne County

SUMMARY

Address

0000 55th Street

City, State Zip

Clio, IA 50052

County

Wayne County

Type

Hunting Land, Recreational Land

Latitude / Longitude

40.658116 / -93.47023

Acreage

74

Price

\$370,000

Property Website

<https://landguys.com/property/wayne-county-iowa-74-acres-of-land-for-sale/wayne/iowa/79927/>



Wayne County, Iowa 74 Acres of Land For Sale

Clio, IA / Wayne County

PROPERTY DESCRIPTION

Welcome to a rare opportunity to own a beautifully managed 74-acres of cattle pasture that combines operational efficiency with serene country living. Situated at the end of a quiet dead-end road, this property offers exceptional privacy and seamless access, making it ideal for both seasoned ranchers and those seeking a peaceful rural lifestyle.

The expansive acreage is fully fenced and thoughtfully cross-fenced, supporting rotational grazing and optimal pasture management. Three well-maintained ponds, including a spring-fed, fish-stocked pond, provide abundant water sources for livestock and recreational fishing. Automatic waterers are strategically placed throughout the property, ensuring consistent hydration for your herd.

At the front of the property, a charming home sits on 6 acres, that is also available for purchase, accompanied by barns and cattle facilities, offering a turnkey setup for your farming endeavors. The layout is designed for ease of access and efficient workflow, enhancing the property's appeal for both income-generating operations and hobby farming.

Whether you're looking to expand your agricultural pursuits or embrace a tranquil country lifestyle, this 74-acre farm presents a unique blend of productivity and privacy. Don't miss the chance to make this exceptional property your own.

Contact Tristin Williams with LandGuys right here in South Central Iowa to schedule your private tour today!

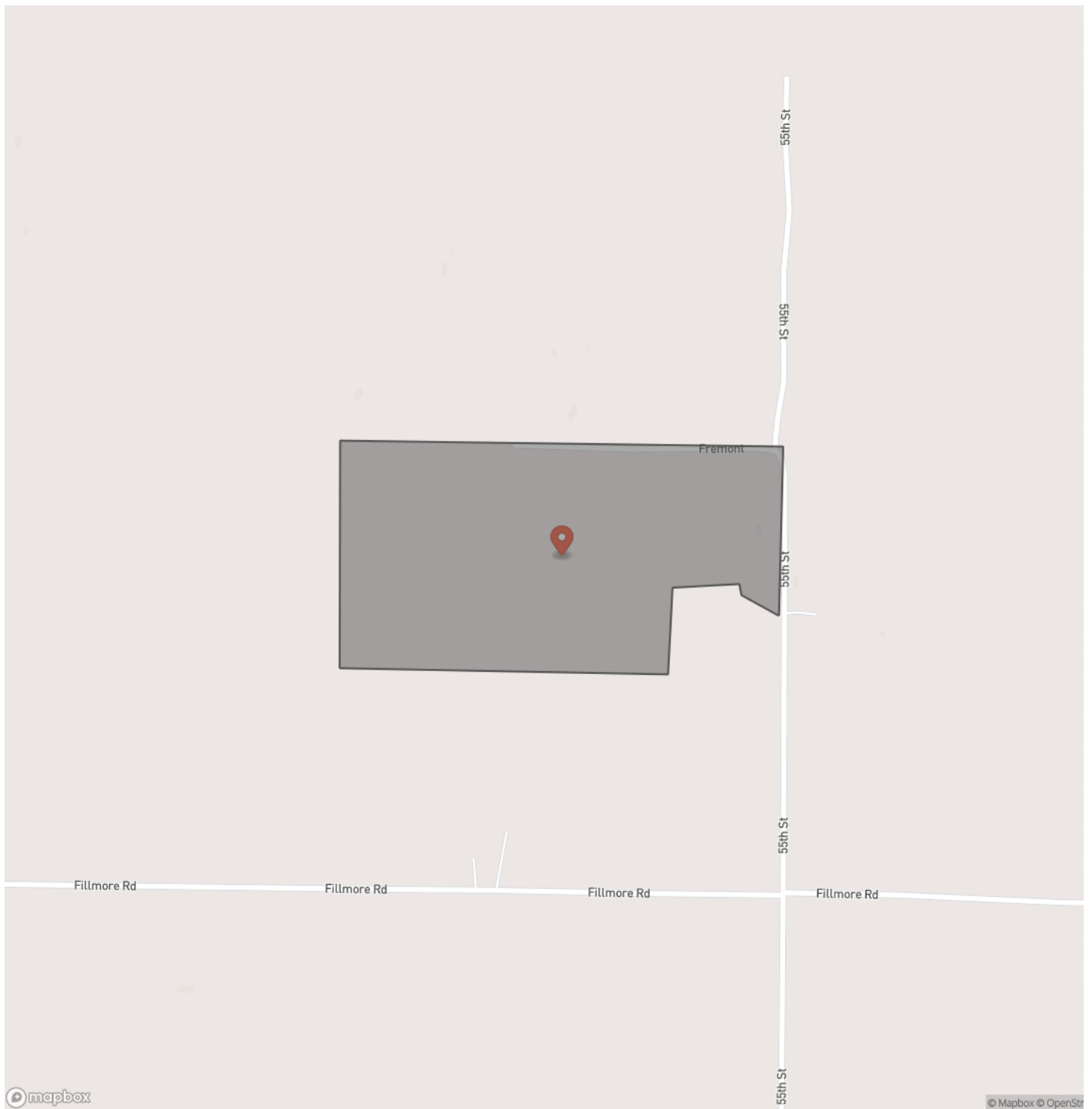
KEY FEATURES

- 74 acres of rolling cattle pasture
- Automatic waterers place throughout the farm
- 3 ponds 1 being spring fed
- Fully fenced and cross fencing for rotating cattle
- Beautiful views and mixture of trees throughout pasture offering shade for your herd
- Additional 6 acres with home and cattle barn available for purchase
- Great income opportunity for those looking to expand their operation
- Hobby farming or country living this farm has it all
- Just an 1 hour and 30 minute drive from Des Moines
- Quiet dead end road access and private

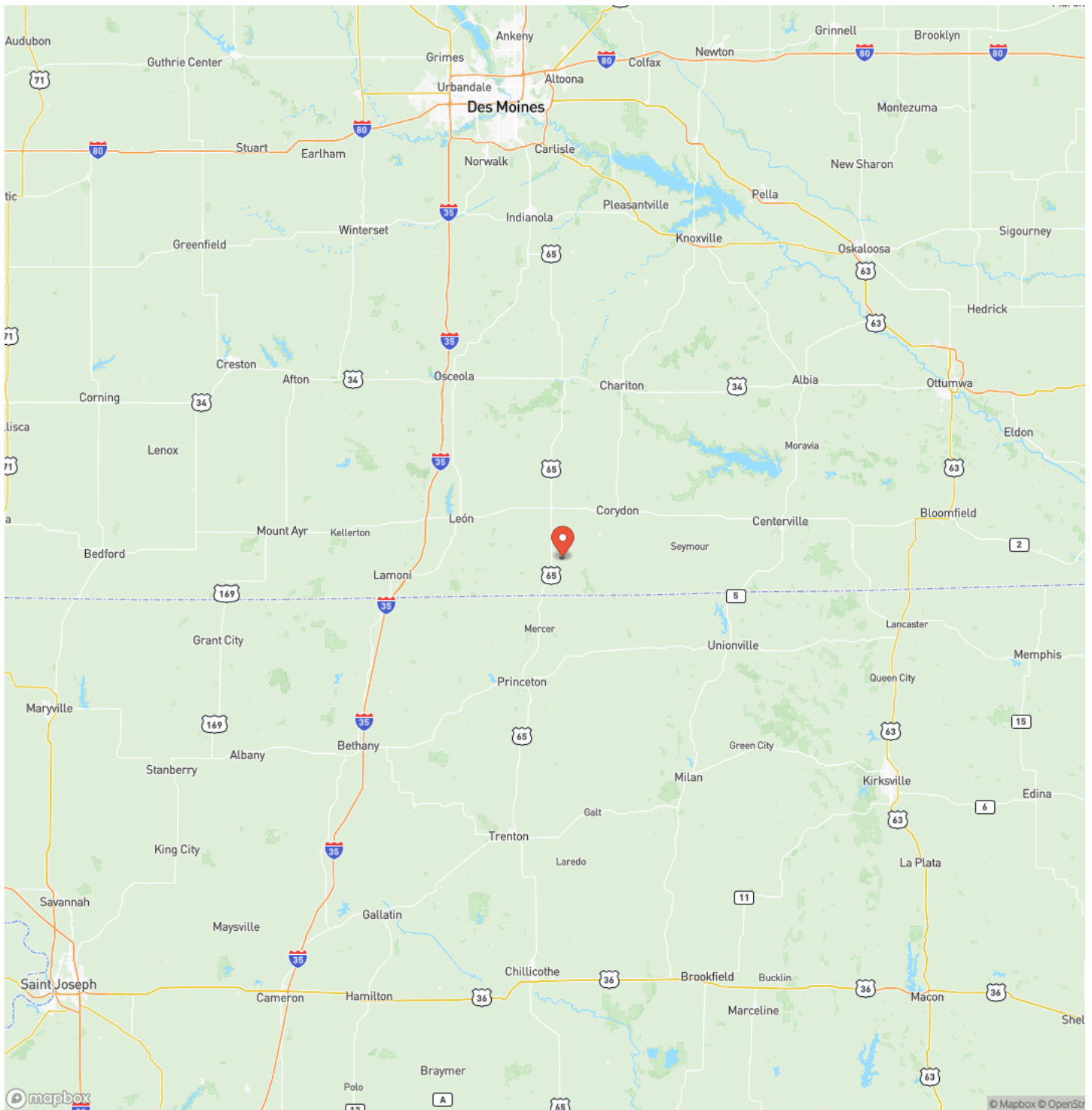
Wayne County, Iowa 74 Acres of Land For Sale
Clio, IA / Wayne County



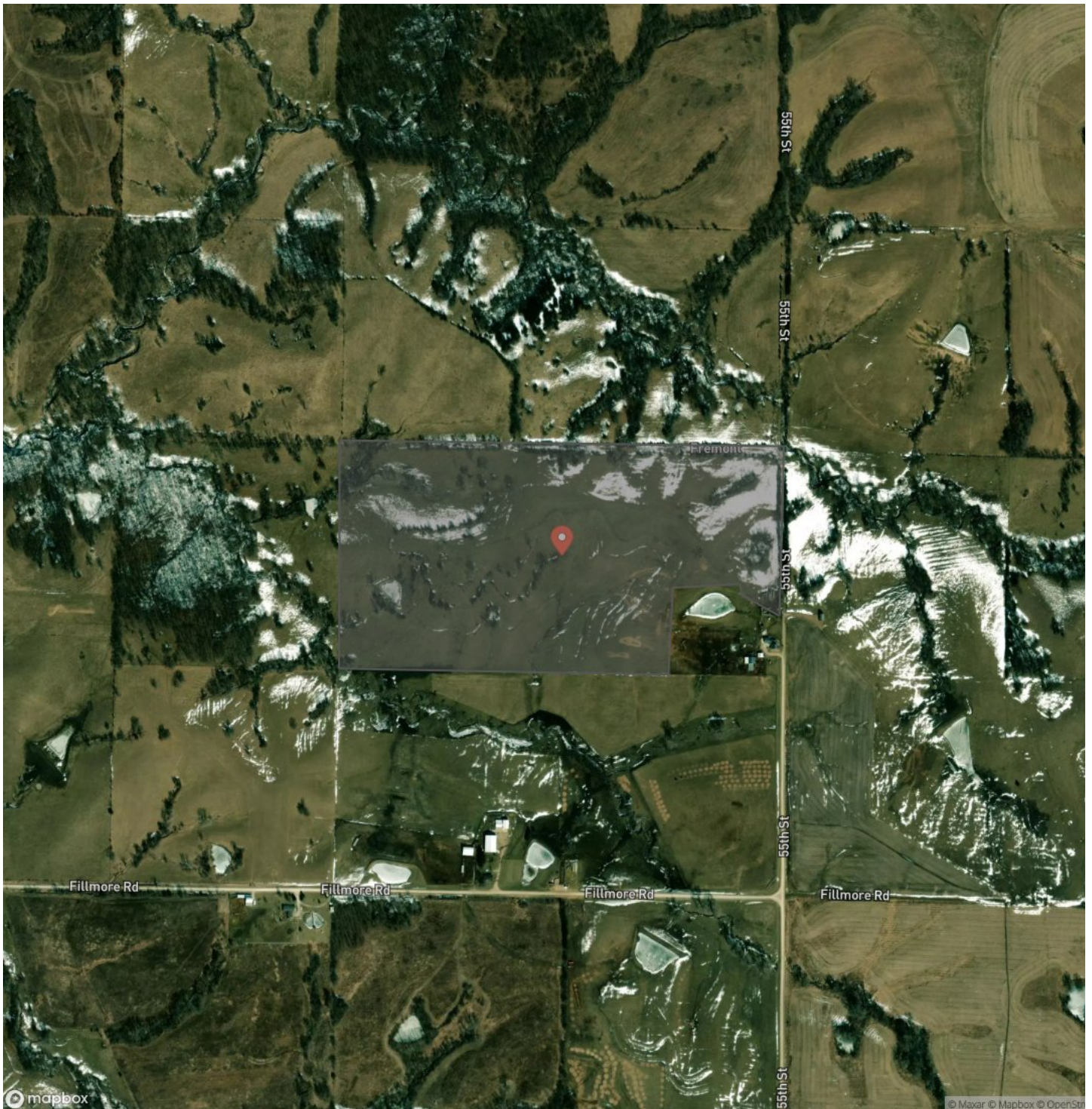
Locator Map



Locator Map



Satellite Map



Wayne County, Iowa 74 Acres of Land For Sale

LISTING REPRESENTATIVE

For more information contact:



Representative

Tristin Williams

Mobile

(816) 808-3083

Office

(217) 899-1240

Email

tristin@landguys.com

Address

City / State / Zip

Corydon, IA 50060

NOTES

[illegible]

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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