

Wayne County, Iowa 80 Acres of Land For Sale
0000 55th Street
Clio, IA 50052

\$540,000
80± Acres
Wayne County



Wayne County, Iowa 80 Acres of Land For Sale Clio, IA / Wayne County

SUMMARY

Address

0000 55th Street

City, State Zip

Clio, IA 50052

County

Wayne County

Type

Recreational Land, Farms, Hunting Land

Latitude / Longitude

40.650751 / -93.460739

Acreage

80

Price

\$540,000

Property Website

<https://landguys.com/property/wayne-county-iowa-80-acres-of-land-for-sale/wayne/iowa/79887/>



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Clio, IA / Wayne County

PROPERTY DESCRIPTION

80 acres, approximately 72.4 tillable FSA acres, 1 stocked pond, 2 timbered draws, great hill top soils, averaging a 46.8 average CSR2 with

Income: Estimated \$16,507 in cash rent

Just north of Clio, Iowa, lies this exceptional 80-acre farm that truly offers the best of southern Iowa's landscape. Whether you're looking to build your dream home, start a hobby farm, invest in productive farmland, or hunt trophy whitetails right out your back door, this property checks every box.

One of the standout features of this farm is the stunning potential build site. Perfectly positioned on a ridge, it offers breathtaking views of the rolling countryside—a picture-perfect setting for a new home, cabin, or getaway retreat.

This property is as productive as it is beautiful. With an average annual income of \$16,507 and a strong 46.8 CSR2, the farm boasts some of the area's highest-producing soils, especially across the ridge tops. Whether you're an owner-operator or investor, this farm delivers consistent, reliable income with solid agronomic value.

Access is excellent with road frontage on two sides, making fieldwork and future development easy and efficient. In addition to the farming and building opportunities, this land also includes a stocked pond, perfect for fishing and attracting wildlife.

For the outdoor enthusiast, the timbered draws throughout the property offer prime deer hunting habitat, with a well-documented history of mature bucks frequenting the area. This is the kind of place where you can plant your crops and your tree stand all on the same day.

Whether your vision is agriculture, recreation, or building a forever home in the heart of southern Iowa, this 80-acre gem offers it all.

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

INCOME:

Estimated \$16,507 in cash rent

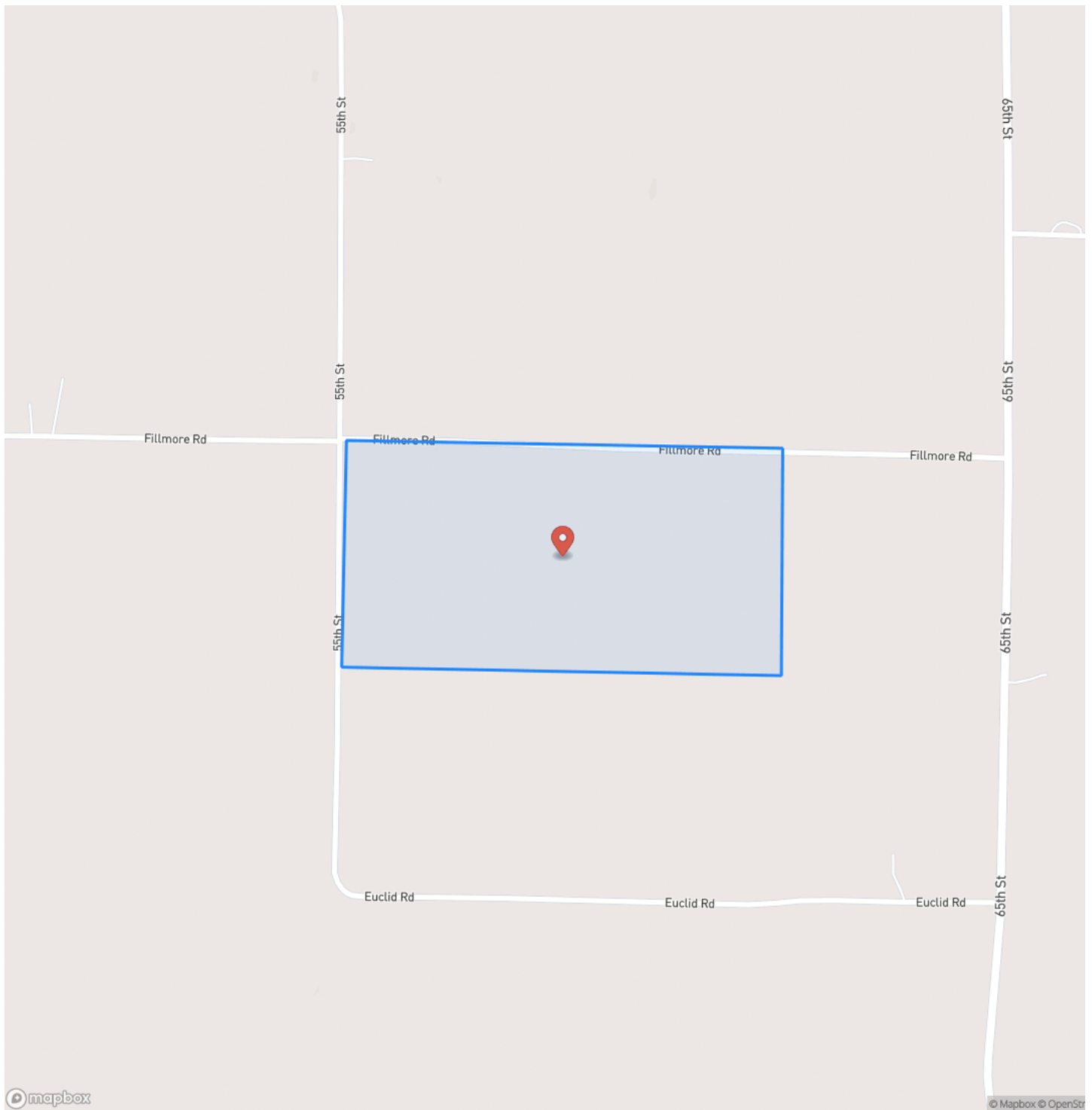
KEY FEATURES

- 80 Acres of Prime Tillable Ground
- 1 stocked pond with timbered draws
- 46.8 CSR2 average on the farm
- Prime Deer hunting with big buck history
- \$16,507 average income annually
- Endless opportunities for investors
- Beautiful build sites with gorgeous views of the countryside
- Quiet neighborhood perfect for country living
- 1 hour and 30 minutes from Des Moines
- 2 access points for ease of use

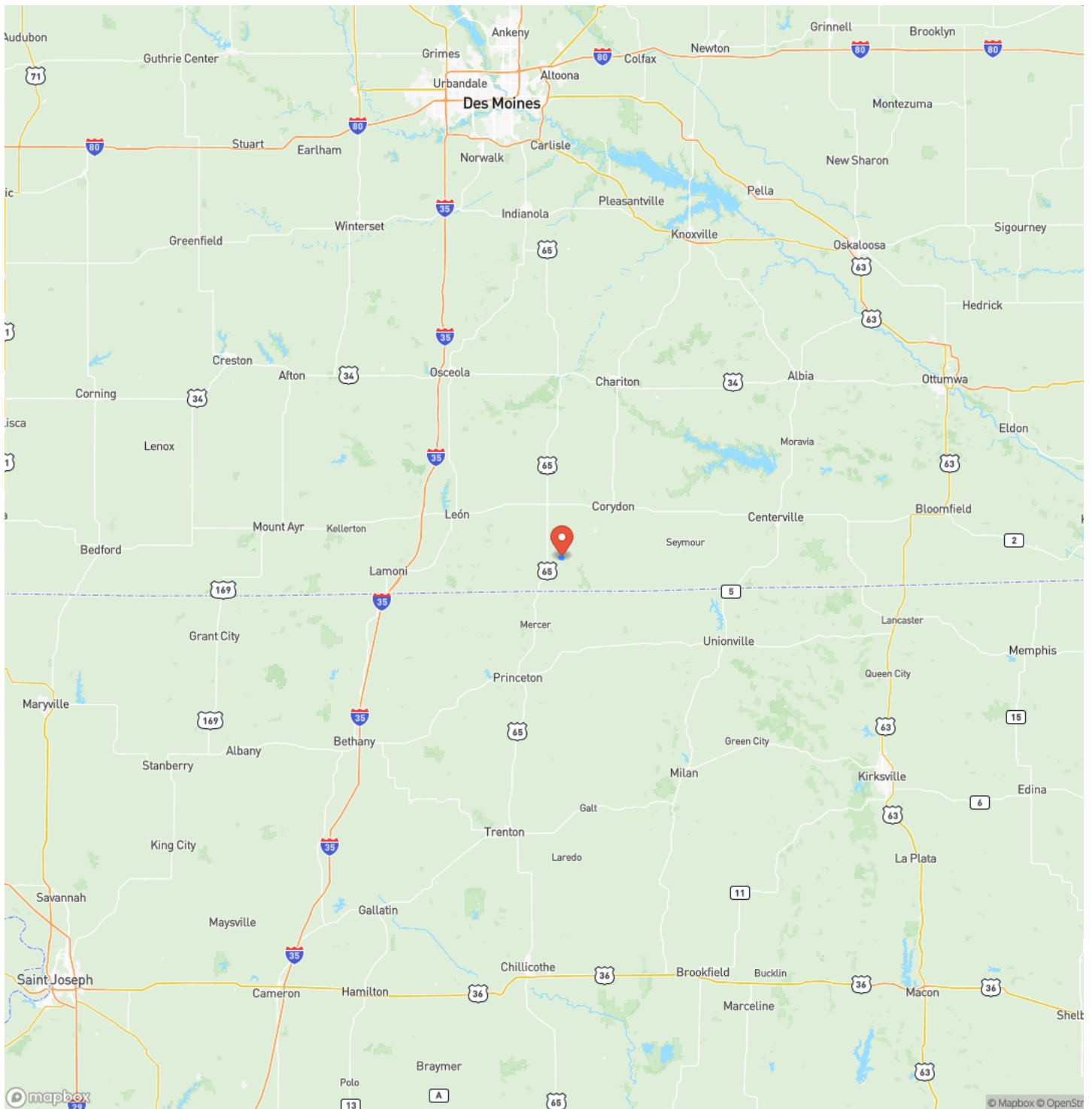
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Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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Address

City / State / Zip

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NOTES

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

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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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