

**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

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### **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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#### **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

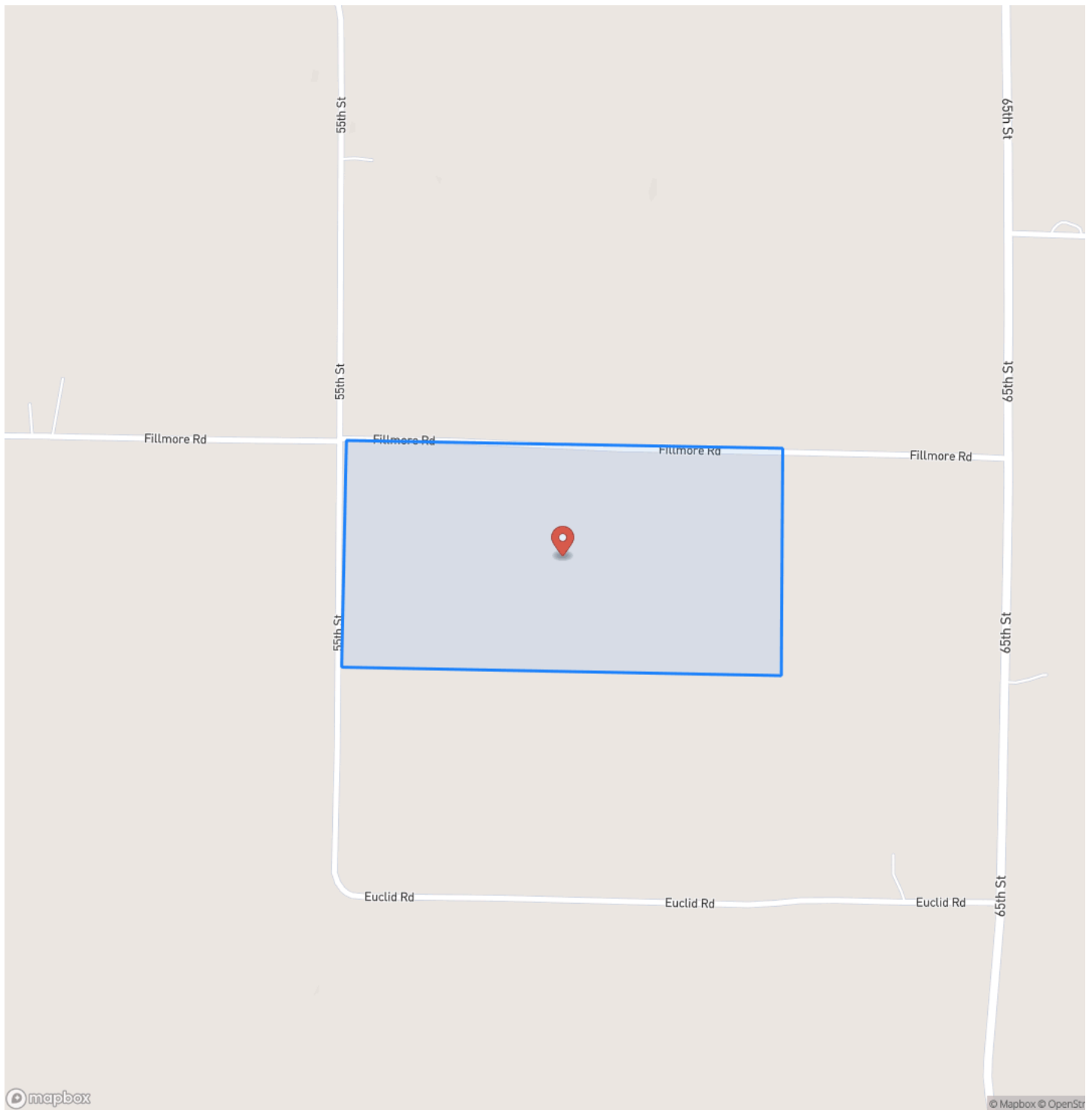


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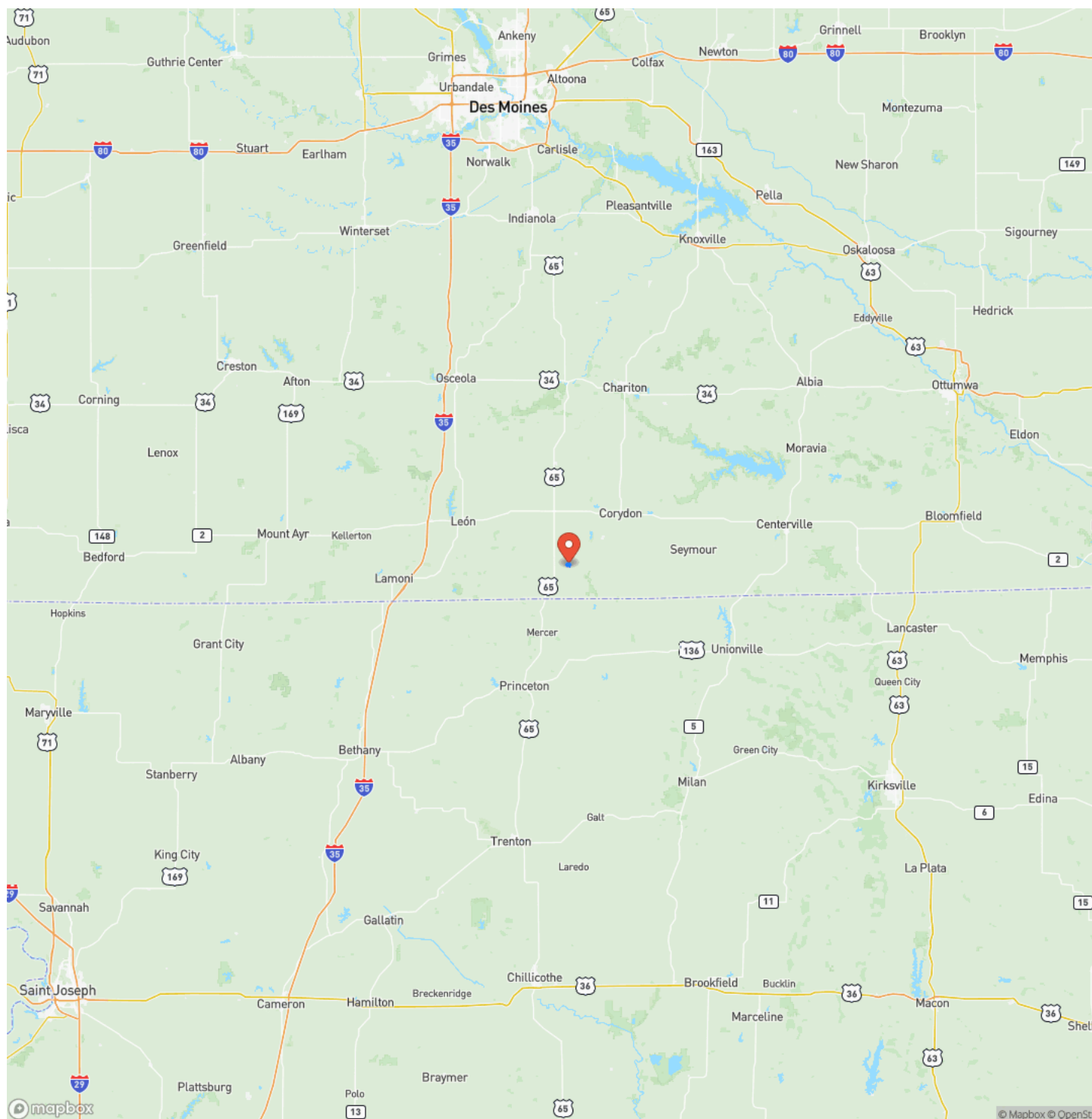
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## Locator Map



## Locator Map



**MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)



## Satellite Map



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

## 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

## NOTES

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## **DISCLAIMERS**

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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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