

Iowa

LAND OFFERING



386 ACRES

Clarke County, Iowa

Agent

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 **PEOPLES**TM
COMPANY
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Iowa LAND OFFERING

DESCRIPTION

386 acres m/l of contiguous Clarke County farm ground located adjacent to Interstate 35 on the northwest side of Osceola. Farm consists of 183.65 acres of tillable ground carrying a 37.7 CSR with the balance in fenced pasture and timber.

DIRECTIONS

South Entrance: From Interstate 35, take Exit 34 (Clay Street) east. Entrance located at first street on the north side of the road.

North Entrance: From Interstate 35, take Exit 36 (Highway 152) east. Follow Highway 152 around the bend for 1 mile. Farm entrance is located on the west side of the road.

Clarke County, Iowa

Peoples Company Listing #11503

Listing Price: \$1,601,900 (\$4,150/acre)



386 ACRES

Clarke County, Iowa

Peoples Company Listing #11503

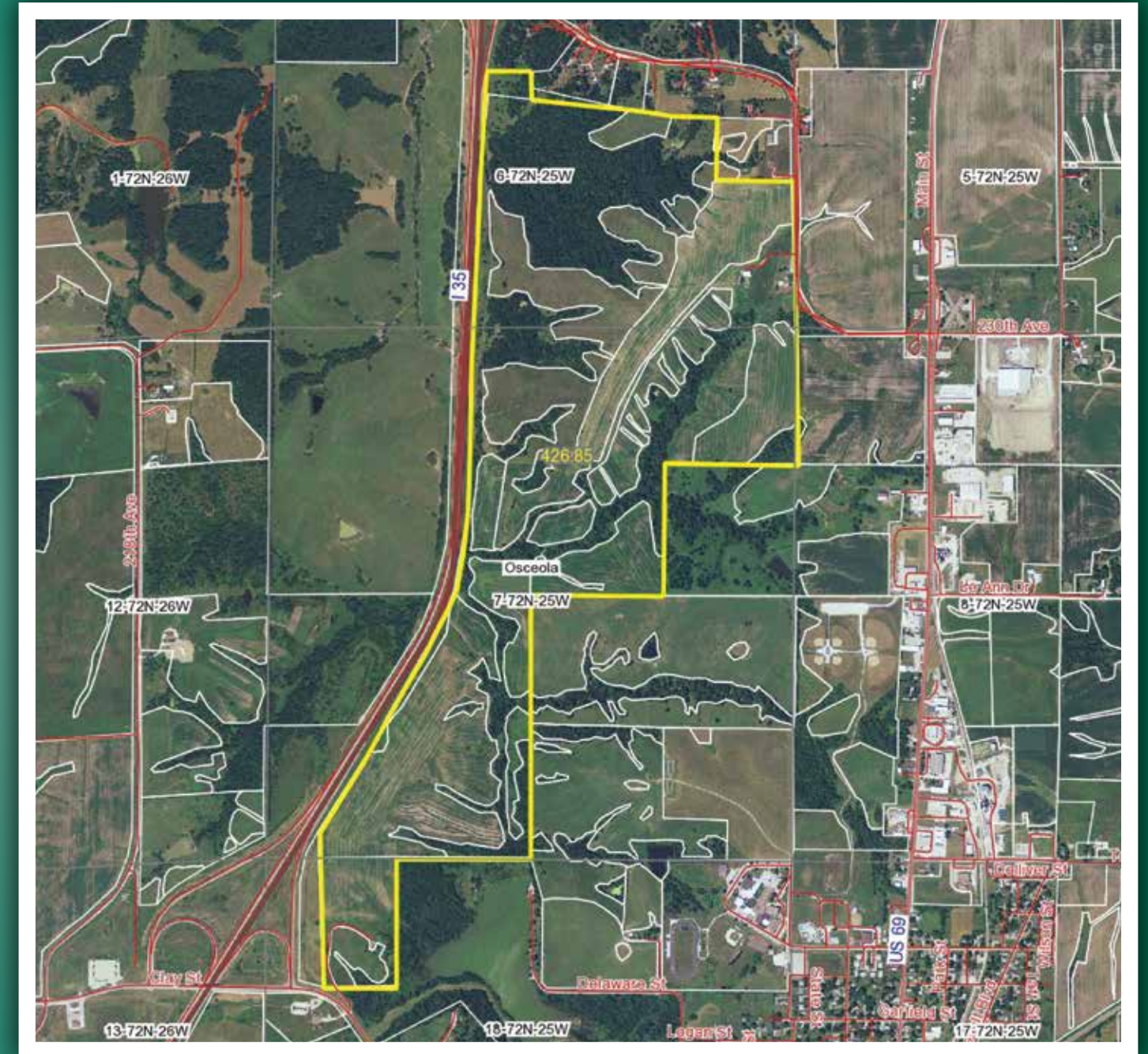
Listing Price: \$1,601,900 (\$4,150/acre)

386 acres m/l of contiguous Clarke County farm ground located adjacent to Interstate 35 on the northwest side of Osceola. Farm consists of 183.65 acres of tillable land carrying a 37.7 CSR. Approximately 70 acres fenced for pasture that has been fertilized annually with two small ponds. New fence built in 2007 along interstate. The rest of the fences are in average condition. Balance of land in timbered draws and rolling hills making this an excellent hunting farm with large deer and turkey population. Improvements include an A-Frame house on the south side of farm with 3 bedrooms and 2.5 baths, as well as a 76'x56' building and two silos. Rural water on property which supplies Ritchie cattle waterers. Large fenced area for catching cows. This is a great combination farm with tillable, pasture and recreational opportunities and great access to Interstate 35.

Property Taxes: \$8,218



FSA MAP



386 ACRES

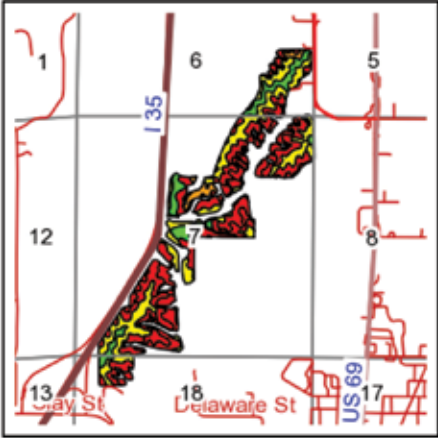
Clarke County, Iowa



SOIL MAP



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: Iowa
County: Clarke
Location: 7-72N-25W
Township: Osceola
Acres: 183.65
Date: 9/18/2013

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Maps provided by:
surety
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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	38.63	21.0%		IIIe	50	141	38
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	32.78	17.8%		IVe	15	93	25
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	21.00	11.4%		IVe	33	118	32
13B	Olmitz-Zook-Colo complex, 0 to 5 percent slopes	13.41	7.3%		IIe	60	154	42
364B	Grundy silty clay loam, 2 to 5 percent slopes	11.68	6.4%		IIe	75	174	47
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	8.60	4.7%		IVe	15	93	25
133B	Colo silty clay loam, 2 to 5 percent slopes	8.23	4.5%		IIw	75	174	47
24E	Shelby loam, 14 to 18 percent slopes	7.45	4.1%		IVe	35	120	32
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	6.96	3.8%		VIe	28	111	30
179F2	Gara clay loam, 18 to 25 percent slopes, moderately eroded	6.36	3.5%		VIIe	8	84	23
179E	Gara loam, 14 to 18 percent slopes	5.71	3.1%		VIe	30	114	31
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	5.61	3.1%		IVe	13	91	25
23C	Arispe silty clay loam, 5 to 9 percent slopes	5.16	2.8%		IIIe	55	147	40
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	3.55	1.9%		IIIe	43	131	35
192D	Adair loam, 9 to 14 percent slopes	3.24	1.8%		IVe	20	100	27
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	2.75	1.5%		IVe	13	91	25
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	1.32	0.7%		IIIe	45	134	36
822D	Lamoni clay loam, 9 to 14 percent slopes	0.64	0.3%		IVe	20	100	27
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.57	0.3%		IVw	25	107	29
Weighted Average						37.7	124	33.5

**IA is currently updating the CSR values for each county to CSR2. Note: ALL soils information on this page is dated 1/21/2012
*CSR ratings will be available for a limited time to aid in the transition to CSR2.

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