76 ac m/l in Clarke County, IA CRP & Timber Investment Opportunity

\$302,100



GENERAL INFORMATION

1711

905

66

66.43

2022 & 2025

Sale Acres Topography Taxes School District:

<u>FSA</u> Farm #

Tract #

CRP

Expires

FSA Crop Ac

Enrolled Acres

42.8 ac@ \$143.11 = \$6125 23.6 ac@ \$228.59 = \$5402

Total 2016 Income \$11,527

76 ac m/l Rolling \$938 (2016/17 payable) Clarke County

FEATURES & OPPORTUNITIES

Whitetail Deer & Turkey Timbered Draws 2 Small Ponds ATV Horseback Riding Multiple Access Points for Building Site Scenic Views



The above information, although believed to be correct, is not warranted or guaranteed by the owner. listing firm or listing agent.





22 N Main, Albia IA Phone: 641-932-7796 Email: hawkeye@uciowa.com On the web: www.uciowa.com; www.iowawhitetailfarms.com



Ryan Ammons® Alan Ammons Nate Ammons® Licensed in Iowa Broker Licensed in Licensed in Iowa 641-777-2955 Iowa & Missouri 641-777-2861 ryan@uciowa.com 641-777-6927 nate@uciowa.com alan@uciowa.com

www.uciowa.com





Hawkeye Farm Mgmt & Real Estate





Soils Map-CSR2

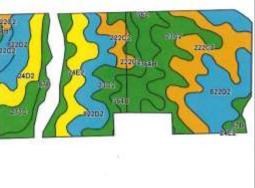
DIRECTIONS:

3 mile south of Osceola IA on I35 exiting west on paved H45. Continue west 1 1/4 miles on Freedom St. to property on north side of road (just past 200th Ave).

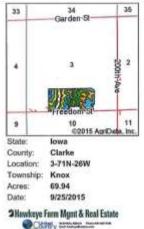
LEGAL:

SE SE & SW SE Sec 3-71-26 in Clarke County

Exact legal to come from abstract.



Bolts data provided by USDA and NRCS





Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-In Class *c	CSR2**	CSR
822502	Lamoni clay laam, 8 to 14 percent slopes, moderalely-eroded	19.07	27,3%	1	7.54	10	15
2302	Ariape ailty clay loam, 5 to 9 percent slopes, moderately erodest	12,75	18.2%		lile	40	50
222C2	Clarinda silly day loam, 5 to 9 percent elopes, moderately enoted	12.44	17.4%	1	104	24	25
3648	Grundy silly day loam, 2 to 5 percent slopes	6.40	8,2%		the	72	75
878	Zook-Colo silly day barrs, 0 to 5 percent slopes	0.22	8,9%		Ibs	67	- 60
24E2	Shelty clay loam, 14 to 18 percent alopes, modurately erodod	5.07	7,2%		file	40	33
24D2	Shelby clay loans, # to 14 percent slopes, moderately excited	3.62	5.5%		Ille	40	43
273C	Offentiz lowers, 5 to 5 percent stopes	2.97	4,2%	1	Blg	85	57
822C2	Lamoni clay isam, 5 to 9 percent slopes, moderately arothid	1,15	1.6%		iiia	20	30
382	Haig sill loans, 0 to 2 percent slopes	0.10	0.1%		Ibr	83	20
Weighted Averag						41.5	37.6

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