

# CLARKE COUNTY

# IOWA

**50.0**  
ACRES M/L

**PRICE: \$344,014    PRICE /Acre: \$6,880**

## DESCRIPTION

Offering 50 acres m/l of high quality Clarke County farmland and pasture located north of Osceola. Farm consists of 45 tillable acres carrying a CSR2 of 81.1 (CSR of 77.6). Primary soil types on the tillable acres include Macksburg, Nira, and Sharpsburg. Farm includes more than 2,500 linear feet of newly installed tile. Potential building sites on the north end of the property with 2-inch rural water line available along 220th Avenue. Farm is located in Section 12 of Washington Township. An additional 23 acres of pasture is available adjacent to this property.



## Listing #13933



## FARM DETAILS

**Corn:** 45.8 base acres with a **PLC Yield of 90**

**Beans:** 2.4 base acres with a **PLC Yield of 37**

Farm is currently enrolled in ARC-CO. Wetland Determination has been completed and the farm does not contain a wetland. Farm Program Information is subject to change when the farm is reconstituted by the Clarke County FSA Office.

## LEGAL DESCRIPTION

50 acres m/l in the East 1/2 of the Northeast 1/4 of Section 12, Township 73 North, Range 26 West of the 5th PM in Clarke County, Iowa. Brief legal description should not be used on legal documents. Exact legal description will be taken from abstract.

## DIRECTIONS

From New Virginia, travel west on Hwy G76 approximately 3.75 miles (crossing over Interstate 35) to 220th Avenue. Turn south onto 220th Avenue and continue approximately 2 miles where road turns back east. Continue approximately 0.5 miles. Farm is situated on the south side of 220th Ave.



## DETAILS

Ryan St & 220th Av.  
Osceola, IA 50213

**Sign on Property:** Yes

**School District:** Osceola

**General Area:** North of Osceola

**Net Taxes:** 620.00

**CSR:** 77.1 • **CSR2:** 80.5

**Possession:** At Closing,  
Subject to Tenant's Rights



[PeoplesCompany.com](http://PeoplesCompany.com)

## AGENTS

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