

CLARKE COUNTY

LAND AVAILABLE



170TH AVENUE OSCEOLA, IA 50213

DESCRIPTION

Peoples Company is proud to present 78.33 acres m/l of open pasture located 4.5 miles northwest of Osceola in Section 5 of Ward Township in Clarke County. The farm is split into two separate paddocks with cattle watering ponds in both tracts. The fences are in good shape and the pasture has been well taken care of. The north tract has approximately 28 acres that is considered tillable by the FSA and could be farmed. This would make an nice place to build or a great addition to any cattle operation.

78.33 ACRES M/L

PRICE: \$254,573

PRICE PER ACRE: \$3,250



DIRECTIONS

Going West out of Osceola on Highway 34, travel for approximately 5 miles to Lacelle Rd./R25 and turn North. Continue to Kendall St. and turn West then turn back North on 170th Avenue. The farm is located 1 mile down the road on the west side of the road.

FARM DETAILS

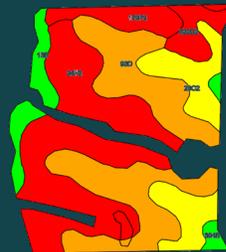
FSA Cropland: 27.88 acres
 Corn: 11.5 base acres with a PLC Yield of 94
 Soybeans: 3.0 base acres with a PLC Yield 23

IMPROVEMENTS

Fence, Pond

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
24F2	Shelby clay loam	10.02	35.6%		17
93D	Shelby-Adair loams	8.94	31.8%		40
23C2	Arispe silty clay loam	3.95	14.1%		62
179F2	Gara clay loam	1.70	6.0%		11
13B	Olmitz-Zook-Colo complex	1.69	6.0%		77
822D2	Lamoni clay loam	1.34	4.8%		11
364B	Grundy silty clay loam	0.47	1.7%		72
Weighted Average					34.5



LISTING #14710

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