



# For Sale: 77 Taxable Acres, ML, Clarke Co., IA

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*Call 641-333-2705 or visit [southwestiowaland.com](http://southwestiowaland.com)*





# Rasmussen 77 Farm – Clarke Co., IA

## 77 Taxable Acres, ML

**Asking Price:** \$320,000.00

**Town:** Doyle

**County:** Clarke

**State:** IA

**Taxes:** \$940

**Terms:** Cash, payable at closing

**Land Use:** 76.66 Farmland acres, 61.37 CRP Cropland acres

**Income:** 13,484

**Possession:** Upon closing

**CRP Acres:** 61.37

**CRP Description:** 61.37 acres at \$214.27/acre for \$13,484, expiring 09/2025 (Clarke-Decatur County FSA)

**FSA Description:** FSA shows 76.66 Farmland acres, with 61.37 cropland acres, all of which are in CRP. (Clarke-Decatur County FSA)

**CSR Description:** CSR2- 35.8 (Surety Maps)

Presenting the Rasmussen 77 Farm: one of three quality farms offered with a rare net 4%+ return at the asking price. Also all the work and all expense to main the CRP contracts is provided through the IHAP program. Give Tom Miller a call at 712-621-1281.



**Listing Agent:**  
**Tom Miller**  
**712-621-1281**

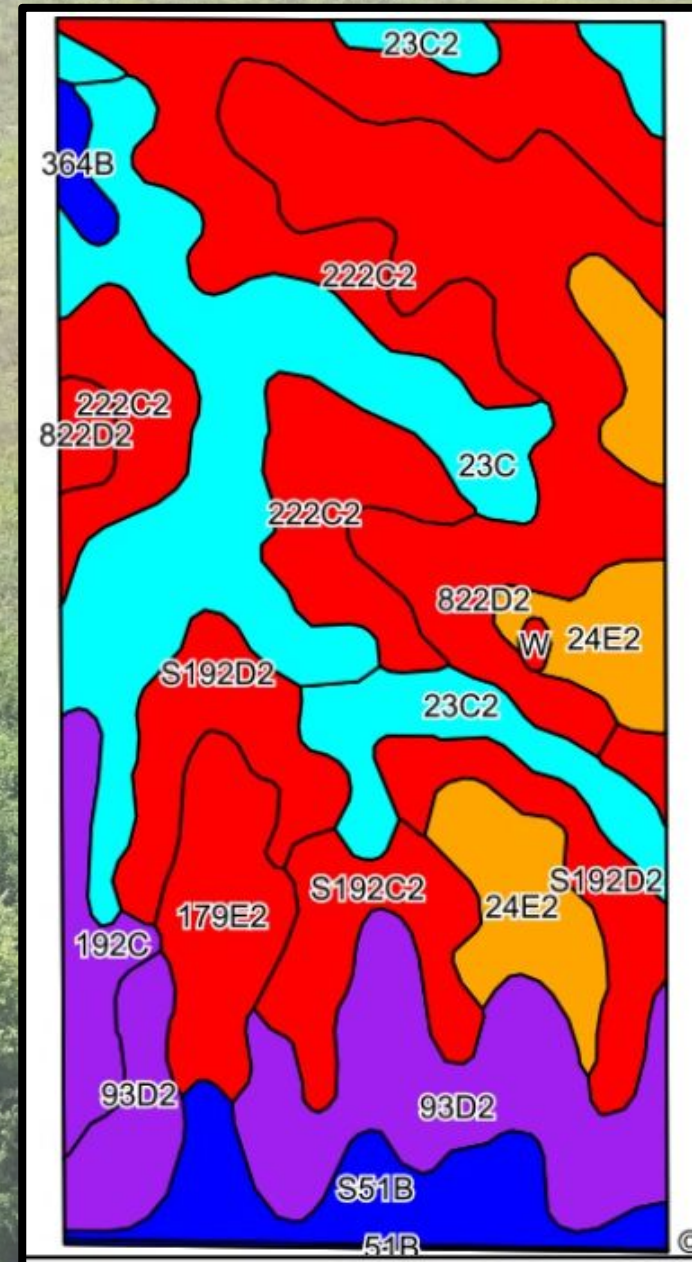
**PPI, Inc. Office Location:**  
**500 W. Temple St**  
**Lenox, IA 50851**  
Dan Zech, Broker/Owner  
Brennan Kester, Broker Assoc./Owner  
Mark Pearson, Agent/owner





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### Soils Data

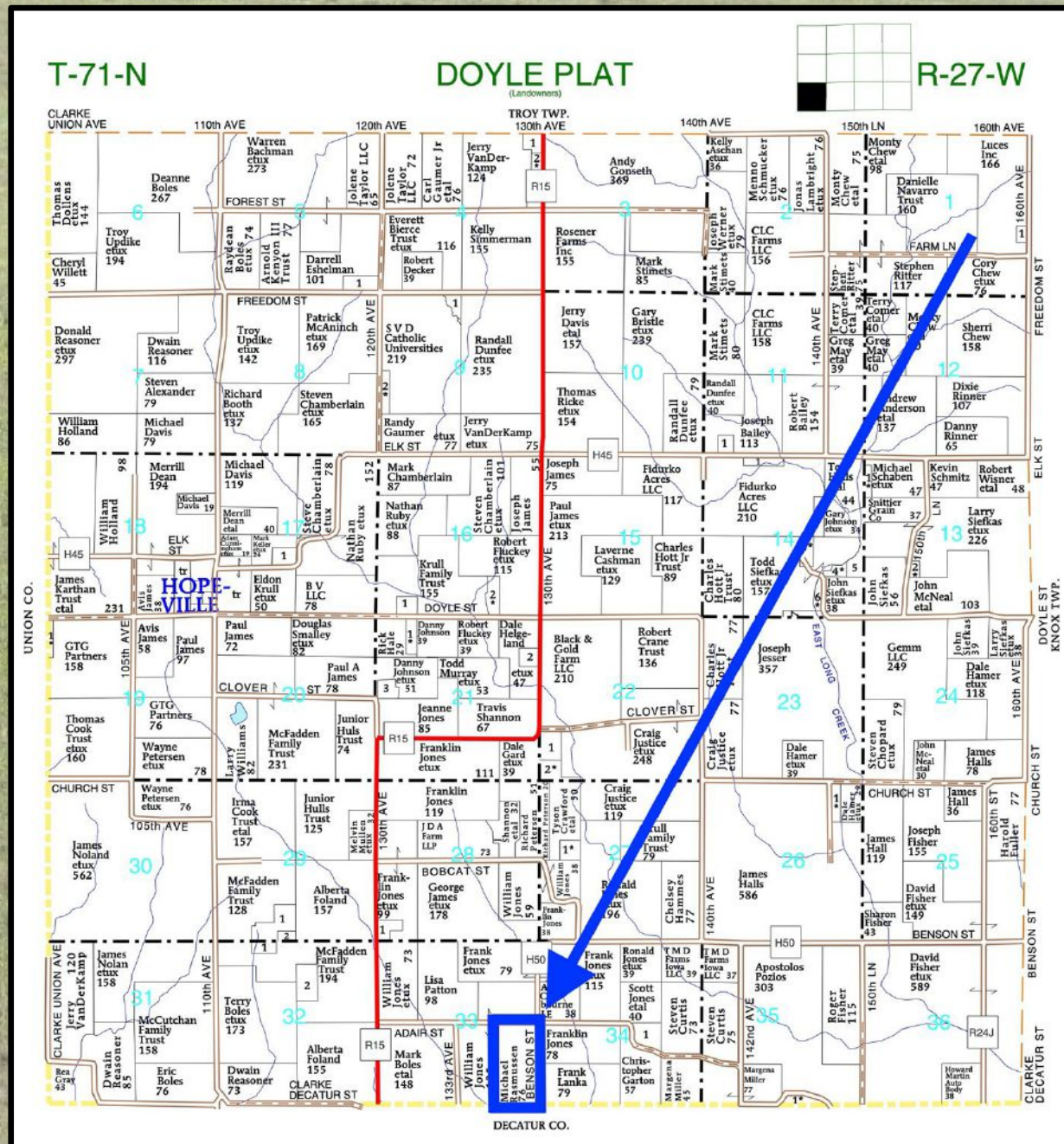
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-irr Class %c	*1 Corn	*1 Alfalfa	*1 Soybeans	*1 Bluegrass	*1 Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	14.12	18.4%		IVw	140.8	3	40.8	2.5	4.2	28	25	55	55	48	43
822D2	Lemont clay loam, 9 to 14 percent slopes, moderately eroded	11.85	15.4%		IVe	100.8	2.6	29.2	1.8	3	11	15	65	65	60	46
23C	Arrippe silty clay loam, 5 to 9 percent slopes	11.41	14.9%		IIle	80	2.1	23.2	1.4	2.4	66	55	80	80	74	72
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	9.02	11.7%		IVe	139.2	3.6	40.4	2.5	4.2	32	25	70	70	56	51
S192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	6.42	8.4%		IVe	0	0	0	0	0	9		66	66	55	45
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	5.87	7.6%		IVe	144	4	41.8	2.6	4.3	40	33	67	67	53	50
23C2	Arrippe silty clay loam, 5 to 9 percent slopes, moderately eroded	4.33	5.6%		IIle	80	2.1	23.2	1.4	2.4	62	50	75	75	67	69
S51B	Vesper silt loam, 2 to 5 percent slopes, rarely flooded	4.05	5.3%		IIw	0	0	0	0	0	75		94	75	45	94
179E2	Gars clay loam, 14 to 18 percent slopes, moderately eroded	3.48	4.5%		Vle	139.2	3.9	40.4	2.5	4.2	23	28	63	63	49	43
S192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	3.21	4.2%		IIle	0	0	0	0	0	29		68	68	57	47
192C	Adair loam, heavy till, 5 to 9 percent slopes	2.10	2.7%		IIle	142.4	3.7	41.3	2.6	4.3	39	35	72	72	60	51
364B	Grundy silty clay loam, 2 to 5 percent slopes	0.57	0.7%		IIe	80	2.1	23.2	1.4	2.4	72	75	80	80	68	68
51B	Vesper silt loam, 2 to 5 percent slopes, rarely flooded	0.24	0.3%		IIw	190.4	4	55.2	3.4	5.7	75	65	94	75	45	94
W	Water	0.13	0.2%			0	0	0	0	0	0	0				
Weighted Average						96.6	2.4	28	1.7	2.9	35.8	•	*n 68.6	*n 67.6	*n 57.3	*n 54.2





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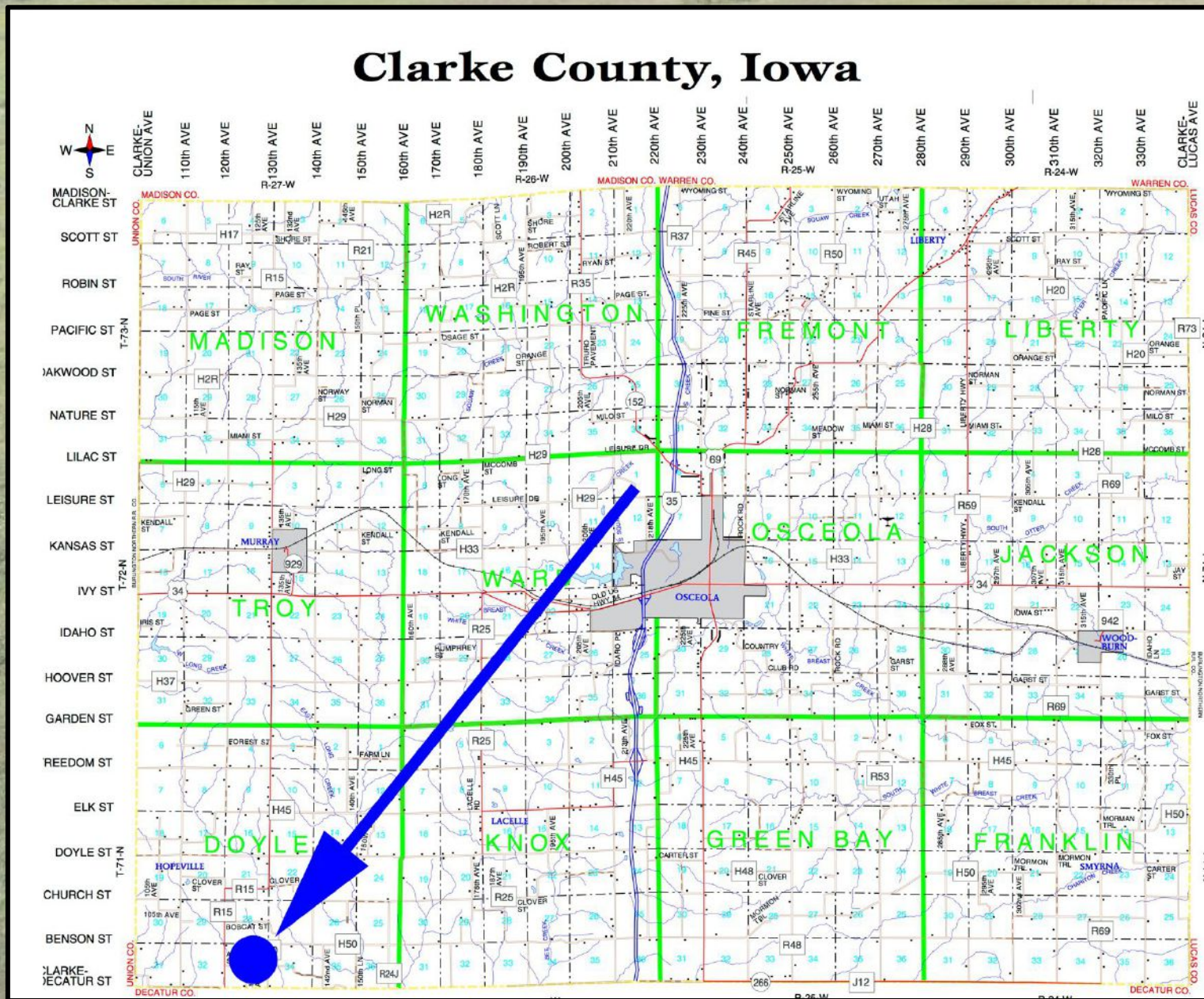






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