

160 ACRES M/L

CLARKE COUNTY

CONTACT:

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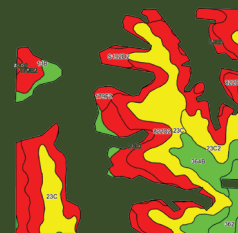
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PRICE: \$568,000

PRICE PER ACRE: \$3,550

Listing #15173

Starline Ave | Osceola, IA 50213



About the Property

Peoples Company is pleased to present 160 acres m/l of open pasture located on pavement (Starline Ave) and just 1/2 mile North of Hwy 69 in Clarke County Iowa. It's hard to find good pasture, on pavement, with good fence and rural water already on site. If you are looking to build, the views are amazing and there are plenty of sites for a large pond to be built. There is a wooded draw that runs through the middle of the farm and it is a natural travel corridor for whitetail deer headed to the crop ground across the South fence. The fences are in good shape and the pasture has been well taken care of. Roughly 87.6 acres are considered FSA tillable but the whole farm is currently in pasture.

Farm Details

This 160 tract is currently being used as pasture and has been farmed in the past.

FSA Farmland acres is considered to be 157.87

FSA Tillable acres are 87.6

Directions

From Osceola, Iowa head North on Highway 69 for roughly 3 miles. Take a left on Starline Ave heading still heading North. The property will be on the left after approximately a 1/2 mile.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
822D2	Lamoni clay loam	28.86	32.7%		11
23C	Arispe silty clay loam	20.70	23.6%		66
24E2	Shelby clay loam	11.09	12.7%		40
364B	Grundy silty clay loam	8.05	9.2%		72
23C2	Arispe silty clay loam	5.74	6.6%		62
362	Haig silt loam	3.20	3.7%		83
S192D2	Adair clay loam	3.11	3.6%		9
13B	Olmitz-Zook-Colo complex	2.75	3.1%		77
179E2	Gara clay loam	2.58	2.9%		23
Weighted Average					41.6