



**For Sale: 136.5 Taxable Acres, ML,
Clarke Co., Iowa—near Osceola**



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Call 641-333-2705 or visit southwestiowaland.com



RPH Farm – Clarke Co., IA 136.5 Taxable Acres, ML

Asking Price: \$500,000.00

Town: Osceola

County: Clarke

State: IA

Taxes: \$1,547

Terms: Cash, payable at closing

Land Use: 138.34 farmland acres, 96.16 cropland, 0 eff. crop

Income: 16,819

Possession: At Closing, subject to farm lease agreements

CRP Acres: 96.16

CRP Description: \$16,819 annual CRP income as follows: 96.16 acres at \$174.91/acre, for \$16,819 annually, expiring 09/30/2027. (Clarke-Decatur County FSA)

FSA Description: FSA shows 138.34 farmland acres, with 96.16 cropland acres, all of which are in CRP. CROP Wheat- Base Acres 0, PLC Yld 0, CRP Red. 2.73; CROP Corn- Base Acres 0, PLC Yld 0, CRP Red. 33.77; CROP Soybeans- Base Acres 0, PLC Yld 0, CRP Red. 10.29 (Clarke-Decatur County FSA)

CSR Description: CSR2- 30.8 (Surety Maps)

Give Tom a call, 712-621-1281, on this quality investment.



Listing Agent:
Tom Miller
712-621-1281

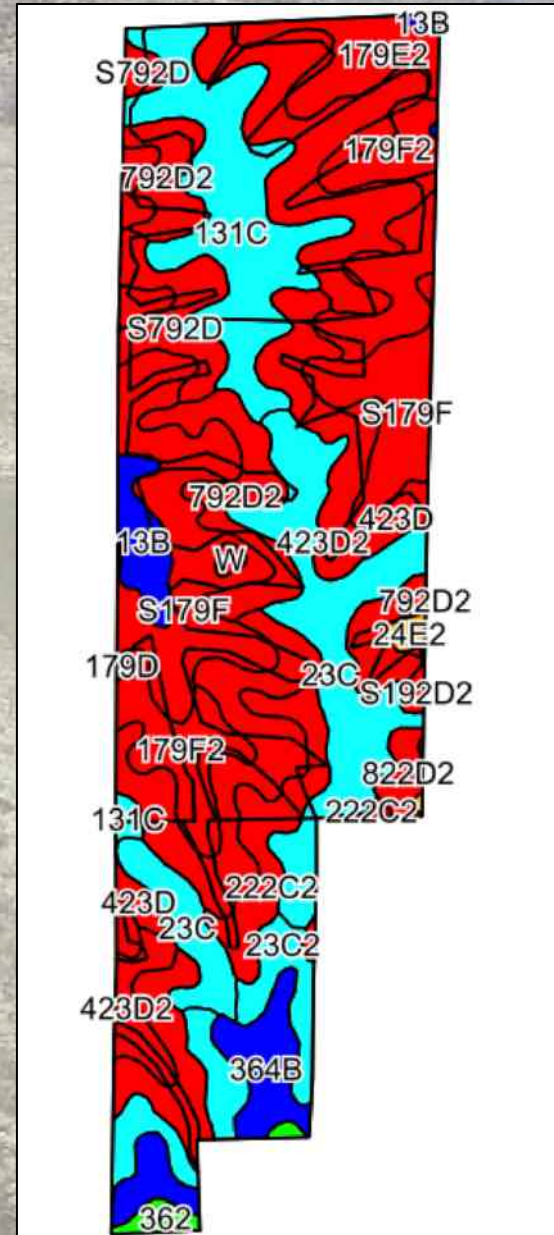
PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/owner



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Soils Data

Soils Descriptions																
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	19.09	14.1%		IVe	97.6	2.5	28.3	1.8	2.9	6	13	61	61	55	43
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	18.35	13.5%		IVe	88	2.3	25.5	1.6	2.6	5	13	58	58	53	40
S179F	Gara loam, 18 to 25 percent slopes	17.21	12.7%		VIe	0	0	0	0	0	19		57	57	39	42
23C	Arispe silty clay loam, 5 to 9 percent slopes	16.30	12.0%		IIIe	80	2.1	23.2	1.4	2.4	66	55	80	80	74	72
131C	Pershing silt loam, 5 to 9 percent slopes	13.86	10.2%		IIIe	80	2.1	23.2	1.4	2.4	65	49	75	75	71	60
179F2	Gara clay loam, 18 to 25 percent slopes, moderately eroded	13.01	9.6%		IVe	115.2	3.2	33.4	2.1	3.5	11	8	53	53	34	34
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	9.19	6.8%		IVw	140.8	3	40.8	2.5	4.2	28	25	55	55	48	43
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	6.11	4.5%		IIIe	80	2.1	23.2	1.4	2.4	62	50	75	75	67	69
364B	Grundy silty clay loam, 2 to 5 percent slopes	5.24	3.9%		IIe	80	2.1	23.2	1.4	2.4	72	75	80	80	68	68

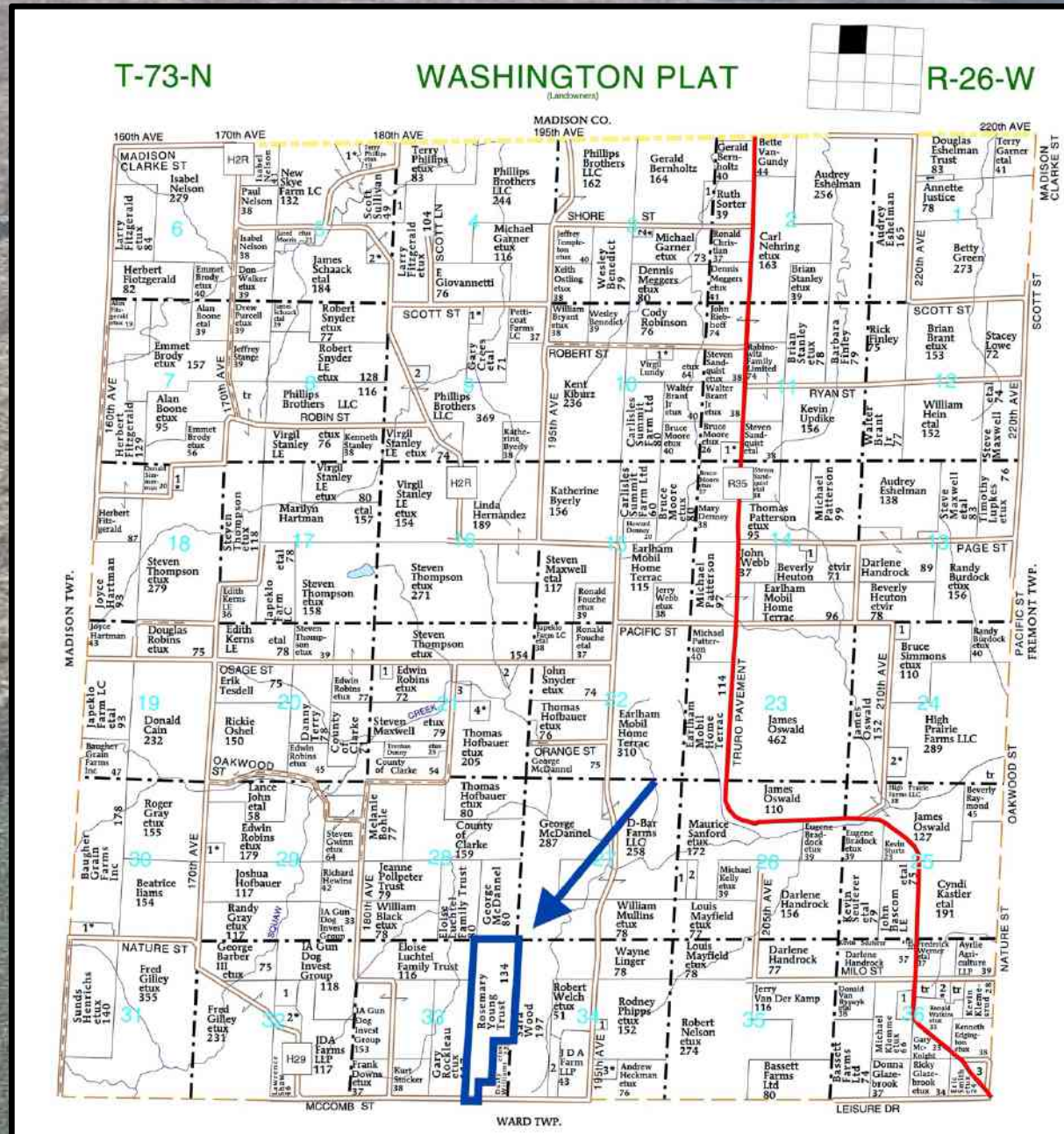
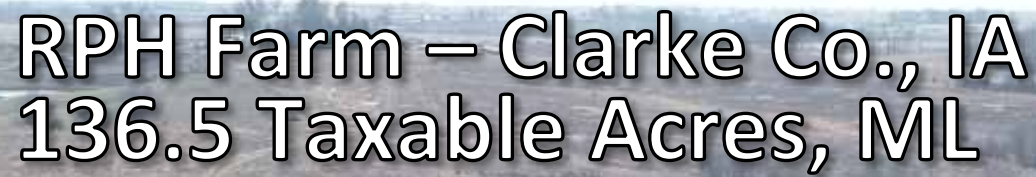


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Soils Data Continued

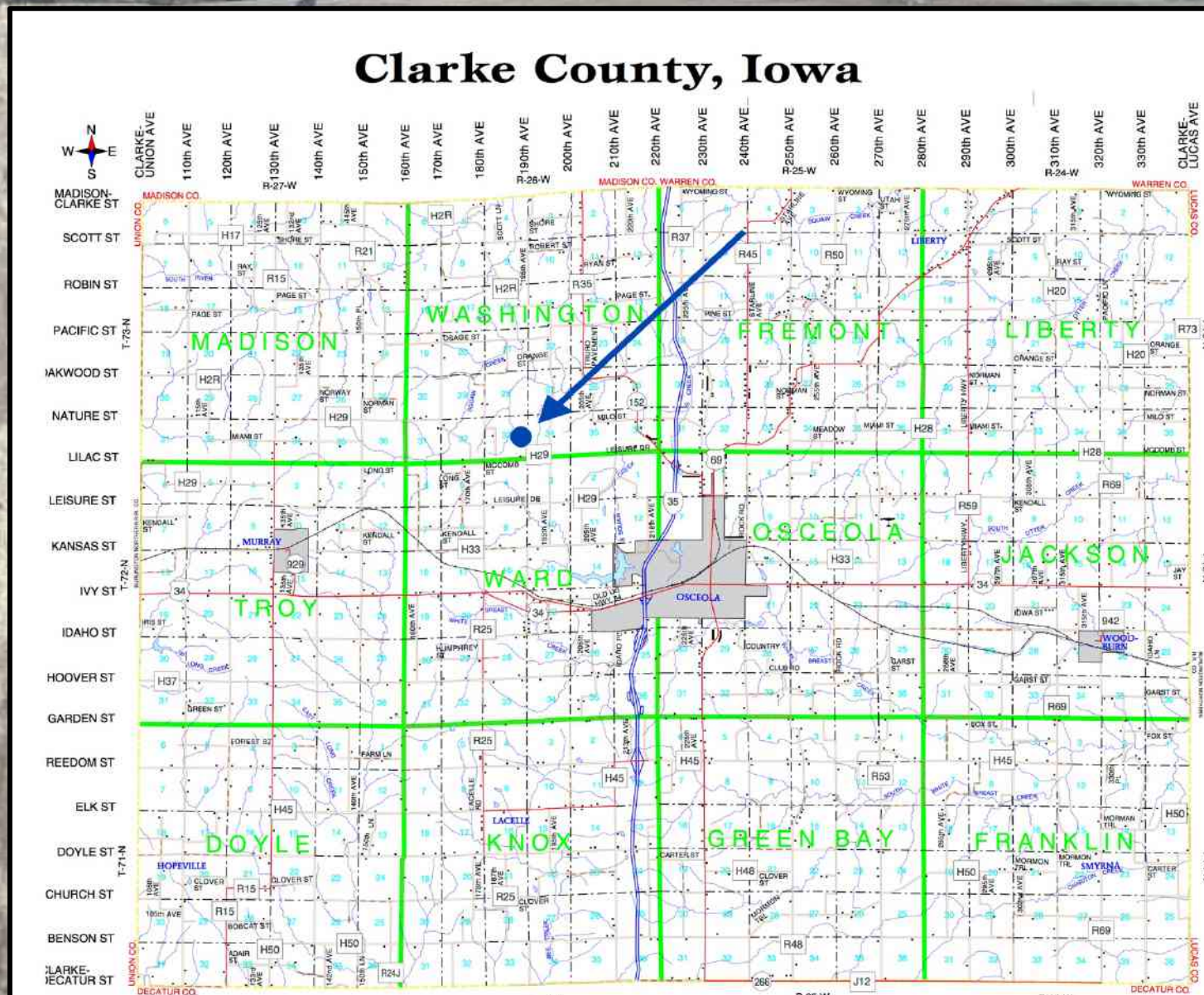
S792D	Armstrong loam, 9 to 14 percent slopes	4.52	3.3%		Ive	0	0	0	0	0	10		69	69	61	51
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	4.35	3.2%		Vle	139.2	3.9	40.4	2.5	4.2	23	28	63	63	49	43
13B	Olmitz-Zook-Colo complex, 0 to 5 percent slopes	2.86	2.1%		llw	192	4	55.7	3.5	5.8	77	60	80	76	51	73
423D	Bucknell silty clay loam, 9 to 14 percent slopes	1.88	1.4%		Ive	102.4	2.7	29.7	1.8	3.1	11	18	67	67	61	46
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	1.25	0.9%		Ive	100.8	2.6	29.2	1.8	3	11	15	65	65	60	46
362	Haig silt loam, 0 to 2 percent slopes	1.02	0.8%		llw	80	1.7	23.2	1.4	2.4	83	70	76	76	71	66
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	0.55	0.4%		Ive	144	4	41.8	2.6	4.3	40	33	67	67	53	50
S192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	0.42	0.3%		Ive	0	0	0	0	0	9		66	66	55	45
W	Water	0.32	0.2%			0	0	0	0	0	0	0				
179D	Gara loam, 9 to 14 percent slopes	0.10	0.1%		Ive	168	4.7	48.7	3	5	42	40	73	73	62	61
Weighted Average						82.9	2.1	24	1.5	2.5	30.8	*-	*n 64.9	*n 64.8	*n 55.2	*n 50.1





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