



**For Sale: 161.59 Taxable Acres, ML
Clarke Co., near Van Wert, Iowa**



Call 641-333-2705 or visit southwestiowaland.com

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LJC Farm – Clarke Co., IA 161.59 Taxable Acres, ML

Asking Price: \$1,535,105.00

Town: Van Wert

County: Clarke

State: IA

Taxes: \$4,020 (Clarke County Assessor)

Terms: Cash, payable at closing

Land Use: FSA shows 165.77 farmland acres, with 159.73 effective tillable acres in row crop. (Clarke County FSA)

Possession: At Closing

FSA Description: Corn Base 68.74, 138 PLC Yield; Soybean Base 72.56, PLC Yield 37. (Clarke County FSA)

CSR Description: CSR2- 65 (Surety Maps)

Comments: Preferred Properties presents the LCJ Farm! This property is located South of Osceola, just west of US Highway 69. This farm is nearly 100% tillable carrying a CSR2 of 65. The main soil types consist of Haig Silt Loam, Grundy Silty Clay Loam, and Edina Silt Loam. The farm is leased for the 2022 crop season and has had plenty of tile and terrace installed in recent years. If you are looking for a highly productive farm, this one farms BIG! Give Brad a call at 641-202-3862; this one won't last long!

Listing Agent:
Brad Adamson
641-202-3862

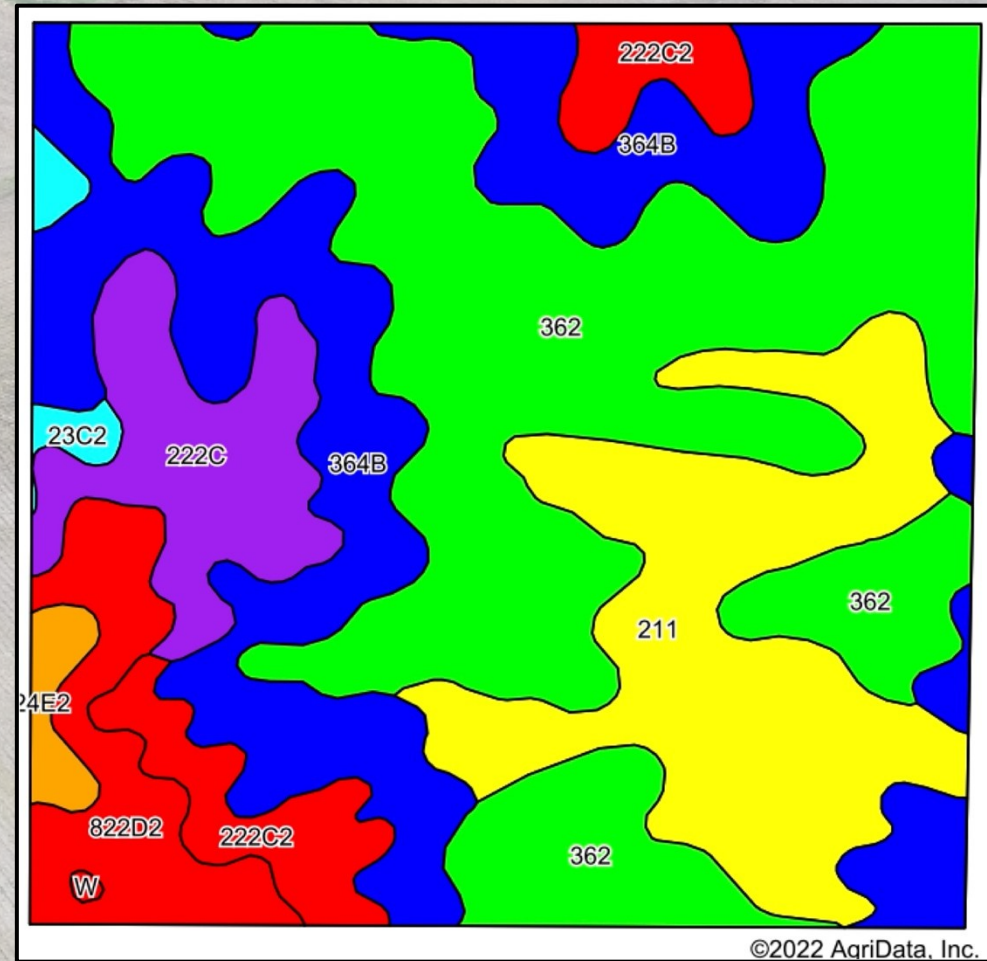


PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner



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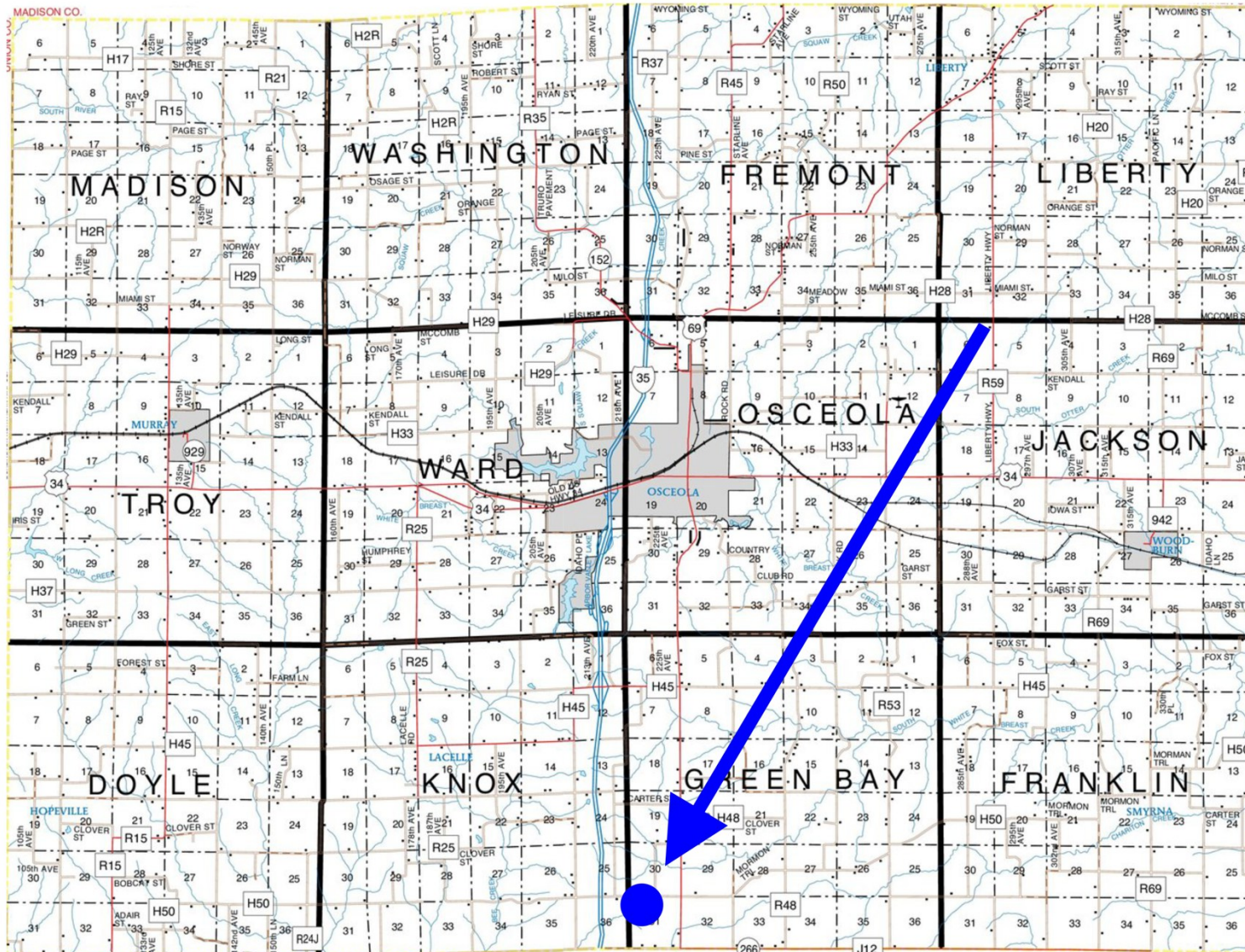
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
362	Haig silt loam, 0 to 2 percent slopes	65.56	39.7%		IIw	80.0	1.7	23.2	1.4	2.4	83	70
364B	Grundy silty clay loam, 2 to 5 percent slopes	38.29	23.2%		Ile	80.0	2.1	23.2	1.4	2.4	72	75
211	Edina silt loam, 0 to 2 percent slopes	28.27	17.1%		IIIw	169.6	3.6	49.2	3.1	5.1	59	60
222C	Clarinda silty clay loam, 5 to 9 percent slopes	11.54	7.0%		IVw	145.6	3.1	42.2	2.6	4.4	31	30
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	9.29	5.6%		IVe	100.8	2.6	29.2	1.8	3.0	11	15
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	8.71	5.3%		IVw	140.8	3.0	40.8	2.5	4.2	28	25
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	1.85	1.1%		IVe	144.0	4.0	41.8	2.6	4.3	40	33
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	1.58	1.0%		IIle	80.0	2.1	23.2	1.4	2.4	62	50
W	Water	0.14	0.1%			0.0	0.0	0.0	0.0	0.0	0	0
Weighted Average					2.56	104.9	2.4	30.4	1.9	3.1	65	60.5





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CLARKE COUNTY, IOWA





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