

70.00 ACRES M/L
 CLARKE COUNTY • FOX STREET • WOODBURN, IA 50275



LISTING #14315 • DARAN BECKER • 515-979-3498 • DARAN@PEOPLESCOMPANY.COM
 PRICE PER ACRE: \$5,000
\$350,000

DESCRIPTION

Offering an outstanding 70 acre investment property with top notch hunting located in Section 5 of Franklin Township in Clarke County Iowa. This farm has 58.73 tillable acres carrying a CSR2 of 67.1. These acres are currently enrolled in CRP at \$221.42 per acre for an annual payment of \$12,997 until 09/30/2023. The CRP has been well maintained and is in excellent condition.

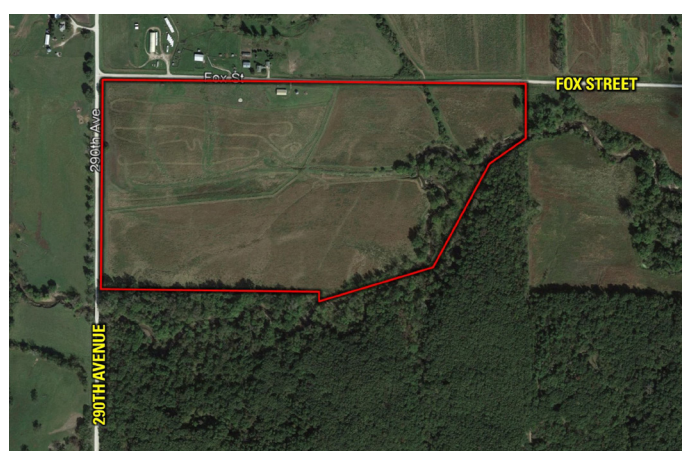
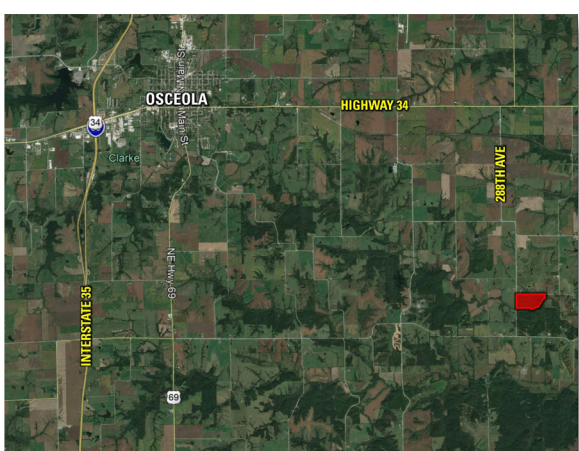
This tract backs up to big timber with creek running through the southeast corner creating ideal food plot and stand locations. There are 3.34 acres next to the road not enrolled in CRP if you are looking to build. Come check it out.

DIRECTIONS

From Osceola, IA travel East on Highway 34 for approximately 5.6 miles to 288th Ave./H8R and turn South. Go South for approximately 2 miles and take the curve East and then back South onto 290th Ave. Stay on 290th Ave for approximately 1.25 miles and the property is situated on the Southeast corner of 290th Ave. and Fox St.

FARM DETAILS

FSA Cropland: 58.73 acres
 Total CRP: 58.7 acres paying approximately \$12,997 annually
 CP23 - 58.7 acres paying \$221.42 per acre expiring in 2023



TILLABLE SOILS

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
S484	Lawson silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	10.48	17.8%	Green	86
S51B	Vesser silt loam, 2 to 5 percent slopes, rarely flooded	10.23	17.4%	Green	75
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	9.52	16.2%	Green	77
94E2	Caleb-Mystic complex, 14 to 18 percent slopes, moderately eroded	8.32	14.2%	Red	23
715	Nodaway-Lawson silt loams, heavy till, 0 to 2 percent slopes, occasionally flooded	7.86	13.4%	Green	74
133	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	7.73	13.2%	Green	78
892C2	Mystic variant silty clay loam, 5 to 9 percent slopes, moderately eroded	4.43	7.5%	Red	34
131C	Perishing silt loam, 5 to 9 percent slopes	0.16	0.3%	Yellow	65

Weighted Average 67.1

