

LISTING #16113



160

Acres M/L

CLARKE

COUNTY IOWA

KOLT KIBURZ | 515.468.5035 | KOLT@PEOPLES COMPANY.COM

ABOUT

Peoples Company is pleased to present farmland available in northwest Clarke County, Iowa. This property consists of 138.7 FSA Tillable Acres carrying a CSR2 of 47.5. The main soil types on this farm are Clearfield silty clay loam and Sharpsburg silty clay loam. This farm lays well with a high ridge consisting of productive soils along with 8,740 feet of tile installed in 2010. See attached Tile Map.

The balance of this property consists of timber draws, creating exceptional hunting opportunities for avid outdoorsmen. The ample food sources, diverse cover, and plentiful water sources provide a sanctuary supporting a strong population of Whitetail Deer. Currently, there is no hunting lease in place.

The combination of recreational opportunities and productive soils make this property the perfect farm for all buyers. It would serve as a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. The property is located in Section 22 of Madison Township in Clarke County, Iowa. The farm is leased out for the 2022 cropping season. Contact the listing agent for details.

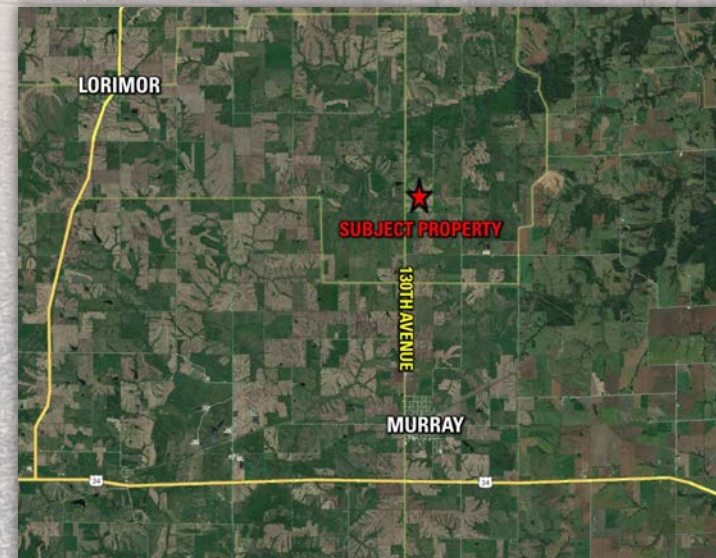
TILE MAP



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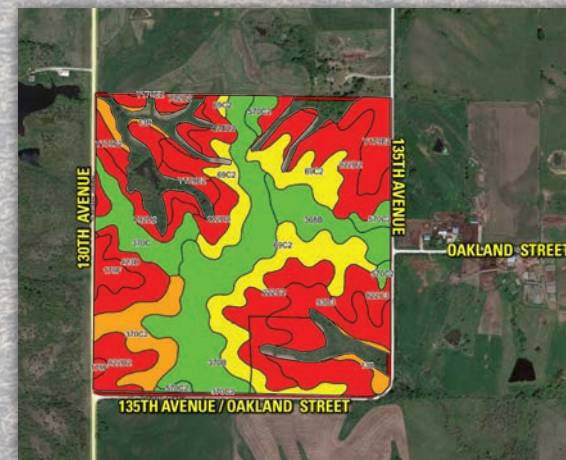


130th Avenue & 135th Avenue Murray, Iowa 50174



From Murray, Iowa: Head north on 130th Avenue for 3.75 miles to 135th Avenue / Oakwood Street. The property will be to the northeast. Look for Peoples Company signs.

From Lorimor, Iowa: Head south on U.S. Highway 169 for 2 miles to 140th Street. Turn left (east) on 140th Street and continue east for approximately 4.25 miles until 140th Street bends south. Continue south for 1.5 miles, the road will bend back to the east. Continue east for 1.5 miles to 130th Avenue. Turn left (north) onto 130th Avenue and continue north for 1.25 miles and the property will be to the northeast. Look for Peoples Company signs.



Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
69C2	Clearfield silty clay loam	21.90	15.8%		56
370B	Sharpsburg silty clay loam	20.98	15.1%		91
822D2	Lamoni clay loam	13.81	10.0%		11
93D3	Shelby-Adair clay loams	11.96	8.6%		25
Y179E2	Gara clay loam	9.80	7.1%		25
222C2	Clarinda silty clay loam	8.63	6.2%		28
370C2	Sharpsburg silty clay loam	7.16	5.2%		80
368B	Macksburg silty clay loam	6.73	4.9%		89
370C	Sharpsburg silty clay loam	6.53	4.7%		81
423D	Bucknell silty clay loam	4.71	3.4%		11
792D2	Armstrong clay loam	4.41	3.2%		5
423D2	Bucknell silty clay loam	4.04	2.9%		6
570C2	Nira silty clay loam	3.47	2.5%		81
822C3	Lamoni clay loam	3.39	2.4%		29
13B	Olmitz-Zook-Colo complex	3.09	2.2%		77
179F	Gara loam	3.06	2.2%		18
Y179F2	Gara clay loam	2.78	2.0%		9
222D2	Clarinda silty clay loam	2.25	1.6%		8

Weighted Average 47.5

Price: \$1,096,000

Net Taxes: \$2,506.00

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**SCAN THE QR CODE TO
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