

GEORGE & TRUDY ERNST FARM

322.15
ACRES M/L

FARMLAND
FOR SALE

★ *Clarke County, Iowa* ★



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LAND

The farm consists of approximately 271.75 FSA cropland acres, of which an estimated 134.41 are currently enrolled in income generating CRP and carry a CSR2 of 52.8. The balance of cropland and overall acres includes premium pasture fenced off into 5 individual paddocks, great water sources via good ponds and creeks, hardwood draws including desirable walnut and oak trees, and premium building sites off of the new US Highway 69 blacktop overlooking the entire farm. The land also features various qualities that make it an excellent hunting and recreational farm. The whitetail population and genetics in this area are consistent with what makes Iowa whitetail hunting the best in the country.

The CRP acres include very productive land with mainly Grundy and Arispe silty clay loam soils that could be farmed in the future or used for feed production. There are multiple active CRP contracts generating \$29,107 of annual income.

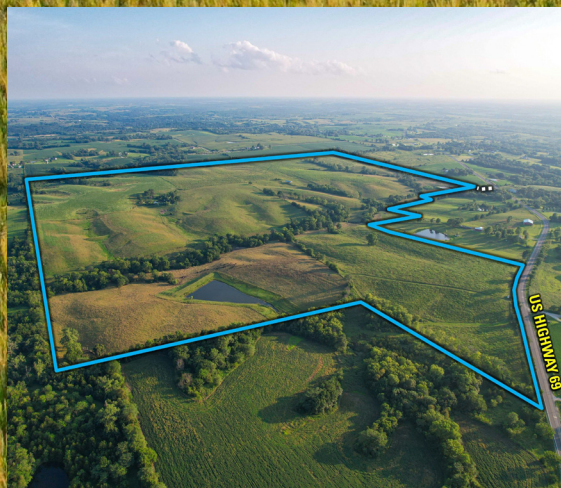
INFRASTRUCTURE

The farm features turn-key livestock working infrastructure. With excellent interior and perimeter fencing, this farm offers an excellent setup for grazing. 5 individual paddocks are fenced off with ample water to allow rotational grazing, guaranteeing improved forage production as well as improved animal and soil health. 3 ponds are fenced off and immaculate, featuring gravity flow watering on the back side of the dam. Excellent access is provided via convenient entrances, creek crossings, and property flow that is conducive to getting work done. Steeper areas of the farm include dry ponds to significantly decrease water flow after rainfall events to prevent erosion and preserve soil integrity. The property also features a fenced off 34' x 80' hay shed for storing hay, feed, and equipment.

LOCATION AND ACCESS

The property is located on US Highway 69, just east of New Virginia, Iowa, and northeast of Osceola, Iowa on the Clarke/Warren County line. The property can be accessed via two entrances on the new highway blacktop along the northeast and northwest corners of the property. Excellent creek crossings and interior gravel/asphalt roads provide great access to all of the individual paddocks to easily rotate and work livestock.

The Ernst Farm encompasses everything that a tenured or newer livestock producer could ask for in a farm. This is a rare opportunity to acquire a desirable grass farm in a tightly held area that also checks the income, row crop, recreation, and building site boxes. Please contact one of the listing agents for more information or a private showing of this farm.



LISTING #18514

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

PREMIUM 322.15-ACRE GRASS & LIVESTOCK FARM WITH CRP INCOME, BUILDING SITES & RECREATION

Peoples Company is pleased to present the George and Trudy Ernst Farm, a 322.15 acre m/l combination farm located on US Highway 69 on the Clarke/Warren County line. The property currently consists of premium, turn-key pastureland, top-tier livestock improvements, CRP, and excellent building sites along the highway. The chance to acquire a dependable grass farm that includes highly productive acres, recreation, and the opportunity to build a forever home within 30 minutes of Des Moines is second to none. The Seller is also open to selling the home and outbuildings in conjunction with the land offering.

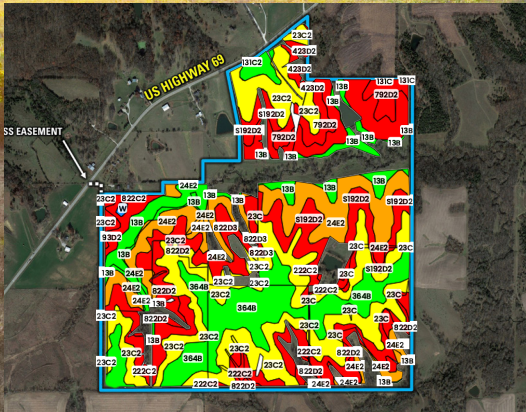
DIRECTIONS

From New Virginia, Iowa: Head east out of town on Highway G76 for 7.3 miles. Turn right and go south on US Highway 69 for 3 miles. The property will be on the southeast side of US Highway 69 off of the new blacktop.

From Osceola, Iowa: Go east out of town on Highway 34 and travel 5.9 miles. Turn left onto the Liberty Highway/R59 and continue north for 7.9 miles. Take a slight right onto US Highway 69 and travel northeast for 1.2 miles. The property will be on the southeast side of US Highway 69 off of the new blacktop.

CRP CONTRACT BREAKDOWN

- 61.78 acres, CP42 paying \$14,424 annually (\$233.47/acre) through 2027
- 34.08 acres, CP38E-2 paying \$6,564 annually (\$192.62/acre) through 2033
- 27.93 acres, CP42 paying \$6,097 annually (\$216.30/acre) through 2027
- 10.62 acres, CP38E-2 paying \$2,022 annually (\$190.39/acre) through 2033



TILLABLE SOILS

Code	Description	Acres	%	IA CSR2
23C2	Arispe silty clay loam	43.47	16.00%	62
364B	Grundy silty clay loam	42.71	15.72%	72
24E2	Shelby clay loam	37.16	13.68%	40
23C	Arispe silty clay loam	25.89	9.53%	66
S192D2	Adair clay loam	21.56	7.93%	9
822D2	Lamoni clay loam	20.75	7.63%	11
13B	Olmitz-Zook-Colo complex	20.22	7.44%	77
179E2	Gara clay loam	16.37	6.02%	23
222C2	Clarinda silty clay loam	15.09	5.55%	28
792D2	Armstrong clay loam	9.81	3.61%	5
822D3	Lamoni clay loam	6.69	2.46%	7
822C2	Lamoni clay loam	4.67	1.72%	31
93D2	Shelby-Adair complex	4.11	1.51%	32
423D2	Bucknell silty clay loam	2.64	0.97%	6

Average: 44.7



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