



Clarke County
IOWA
80 acres
Located Southeast of Osceola

matt adams

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PC PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

280th Avenue, Osceola, IA 50213

Clarke County, Iowa

Offering 80 acres m/l of Clarke County farmland located southeast of Osceola, Iowa in Section 24 of Osceola Township. Farm includes 64.38 FSA cropland acres with a CSR2 of 46.2. Conservation plan was recently updated with a continuous corn/bean crop rotation and conservation practices have been actively applied with cover crops and wide, well maintained waterways. Farm also includes an NRCS engineered pond with around one acre of surface water. Farming rights are open for 2017.

LISTING Information

Price:
\$280,000

Price/Acre:
\$3,500

Listing:
#13636

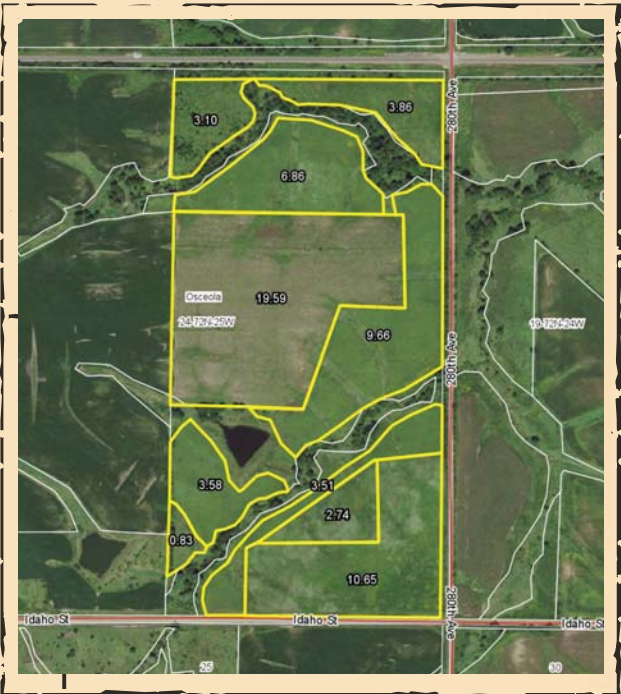
LEGAL DESCRIPTION

The East One Half (E ½) of the Southeast One Quarter (SE ¼) in Section 24, Township 72, Range 25 in Osceola township and located entirely in Clarke County, Iowa.

FARM DETAILS

64.38 FSA Cropland Acres
Corn: 21.70 Base Acres with a PLC Yield of 94.
Soybeans: 18.50 Base Acres with a PLC Yield of 32.

ENGINEERED Pond



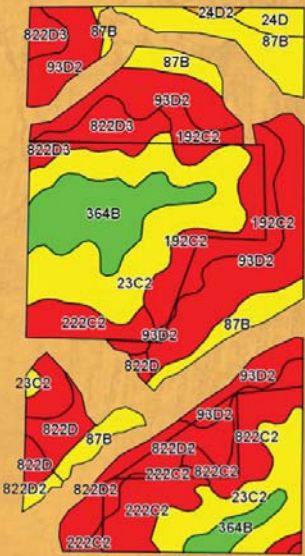
DIRECTIONS to Property

From Osceola: Travel east out of town on US Highway 34 for 4 miles until 270th Avenue. Turn right (south) for 1 mile and follow curve to the left until Idaho Street. Take a left (north, immediate east) on Idaho Street for ¾ of a mile and the property is on the north side of the road. Look for signs.



TILLABLE Soil Map

Code	Soil Description	Acres	CSR2 Legend	CSR2
23C2	Arispe silty clay loam	13.58		62
93D2	Shelby-Adair clay loams	12.48		35
87B	Zook-Colo silty clay loams	6.99		67
222C2	Clarinda silty clay loam	6.37		34
364B	Grundy silty clay loam	6.22		72
192C2	Adair clay loam	5.73		36
822D2	Lamoni clay loam	3.49		30
822C2	Lamoni clay loam	3.20		29
822D3	Lamoni clay loam	3.18		24
822D	Lamoni clay loam	2.04		13
24D	Shelby loam	0.86		55
24D2	Shelby clay loam	0.24		48
		Weighted Average		46.2



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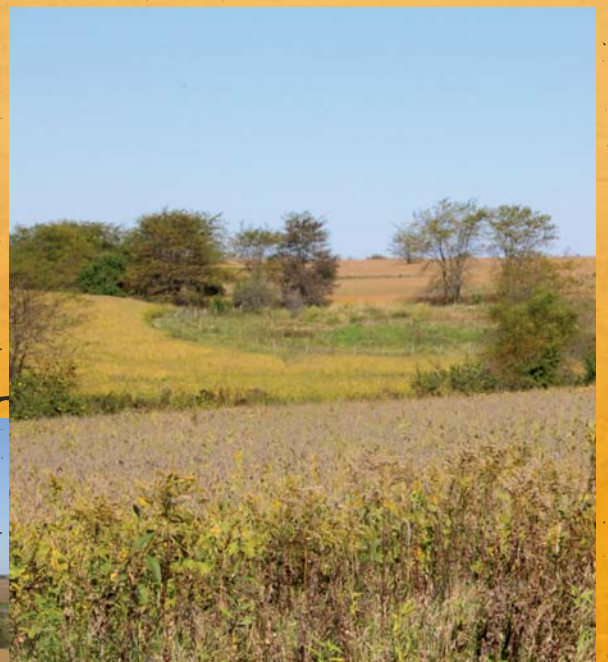
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Contact agent for more information or
look up listing #13636 on our website
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