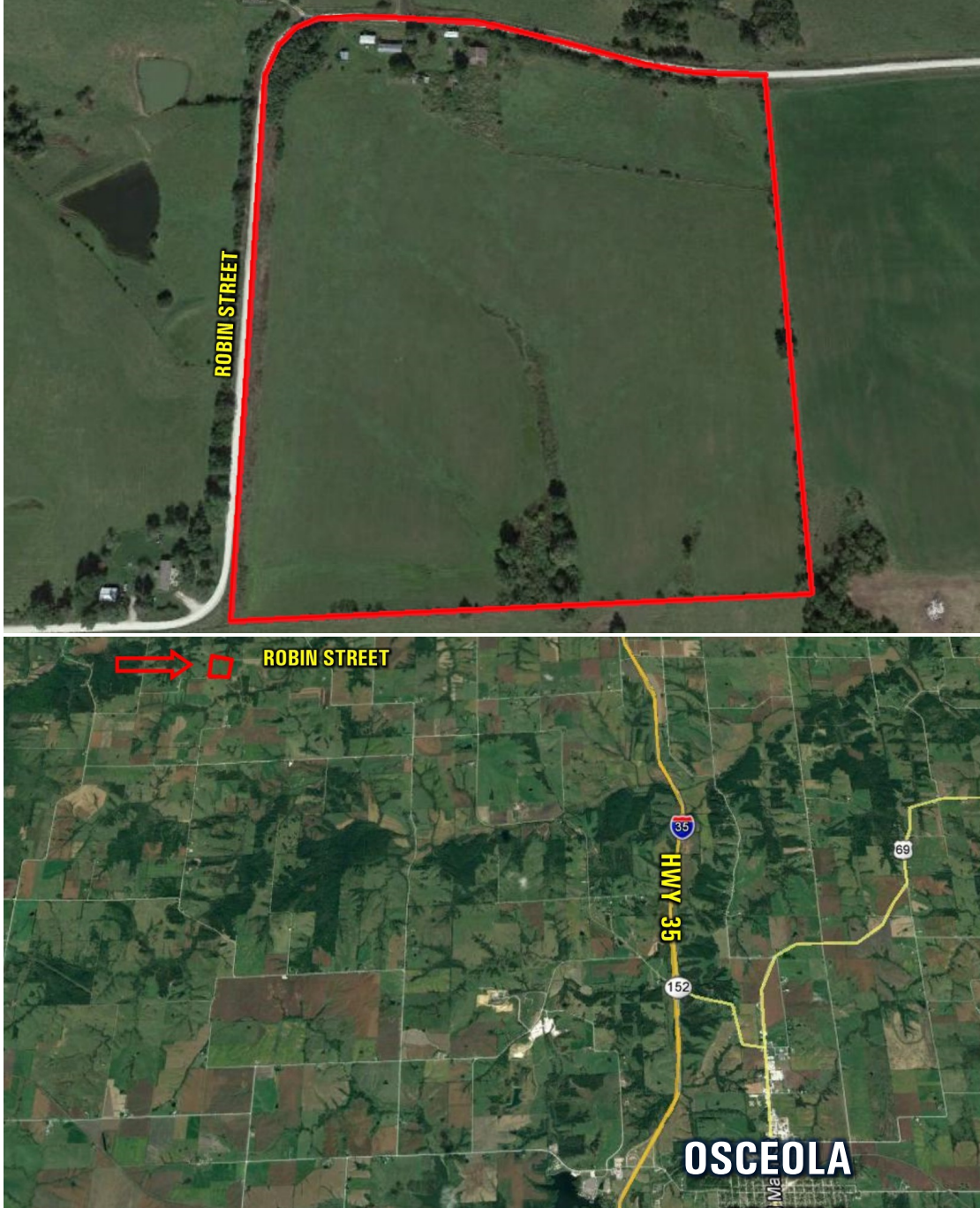


LAND FOR SALE



41 ACRES M/L CLARKE COUNTY, IOWA



LISTING #13780

PRICE: \$165,000 (\$4,025/Acre)

DESCRIPTION: 41 acres located NW of Osceola with an older building site (no house) and 36 acres of tillable ground. The tillable ground has a CSR2 of 59 and has been in hay for the last several years. The building site has two newer open front machine sheds for machinery storage and a shop that are in good shape. There are two small grain bins used for storage. The barn and hog buildings are beyond repair. There is rural water and electric on site.

DIRECTIONS: Take Truro Pavement NW out of Osceola to Pacific St. take Pacific St. west to 195th St for one mile Take Page St. to Robin St. Go west on Robin St approximately 2 miles.

TAXES: \$660 Annually

FARM PROGRAM INFORMATION:

Farmland acres 41.52
Cropland Acres 36.02
Corn: 4.3 Base Acres with a Yield of 94
Oat: 1.5 Base Acres with a Yield of 36
Sorghum: 1.2 Base Acres

The farm has not been enrolled in any programs for the last several years

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