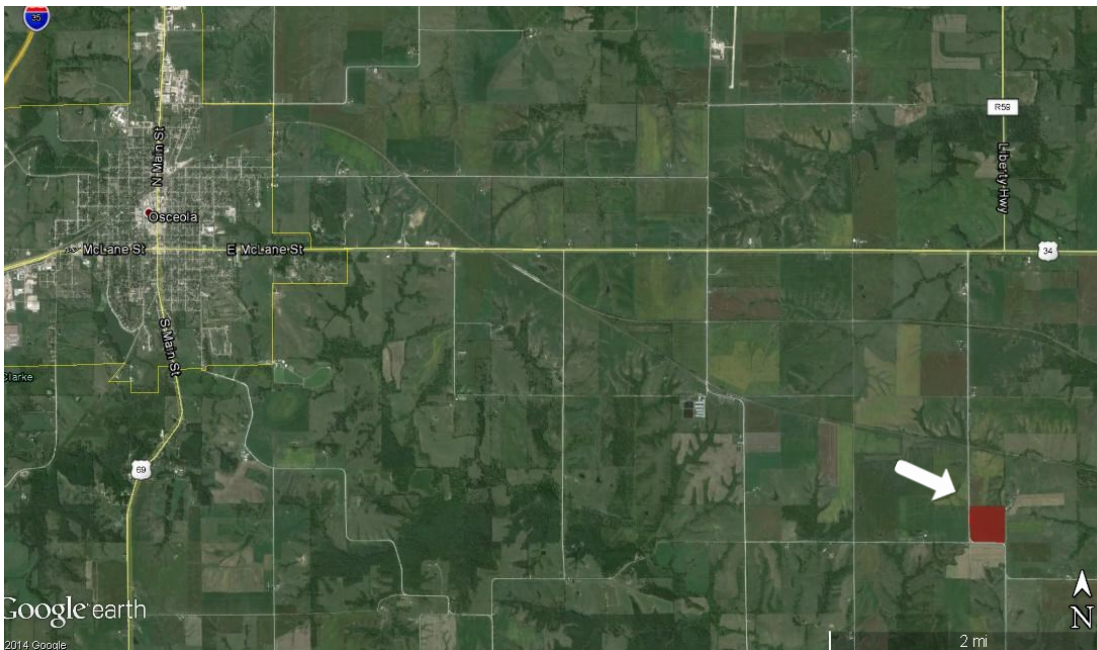


# LAND FOR SALE



## 40 ACRES M/L CLARKE COUNTY, IOWA



### LISTING #12309

**PRICE:** \$280,000 (\$7,000/acre)

**DESCRIPTION:** Great opportunity to own 40 acres m/l of high quality farmland in Clarke County, Iowa. High percentage tillable tract including 38 tillable acres with a CSR of 63.8 and CSR2 of 71.8. Farm is located east of Osceola in Section 30 of Jackson Township.

Yield history and maps available upon request.

**DIRECTIONS:** From Osceola, travel east on Hwy 34 for 5 miles. Turn south on 288th Ave. Farm is located on east side of the road after 1.75 miles.

**TAXES:** \$756 Annually

#### FARM PROGRAM INFORMATION:

38.13 Cropland acres with 29.6 total Base Acres.

Corn Base: 21.3 Base acres with a Direct and CC Yield of 94.

Bean Base: 8.3 Base acres with a Direct and CC Yield of 32.

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