

# 14 Acres-Clarke County, IA

MLS# 20162887

**Small Acreage with Multiple Options: 10.8 acres tillable with high CSR, currently in beans; 1.69 acres of mid-mature timber with many walnuts. This property is less than 2 miles from Osceola...develop or continue to farm...the option is yours!**

## \$69,000



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Licensed in Iowa  
641-777-2955

**Alan Ammons®**  
Broker Licensed in  
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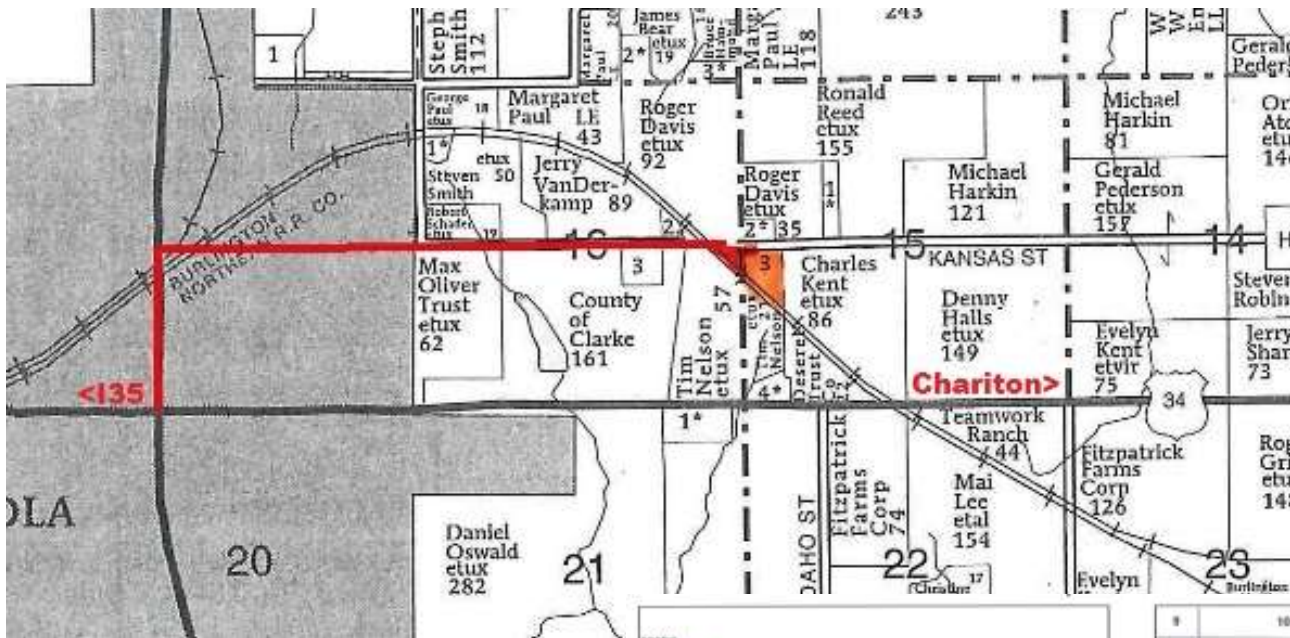
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## Hawkeye Farm Mgmt & Real Estate



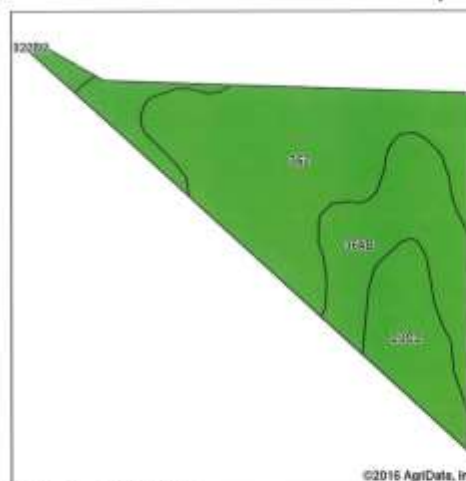
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### DIRECTIONS:

From intersection Hwy 34 & 69 in Osceola: 1/2 mi north on Hwy 69 to Clay St turning into Kansas St (aka H33) approx. 2 mi. Property on south side of Kansas St.



State: Iowa  
County: Clarke  
Location: 15-72N-25W  
Township: Osceola  
Acres: 13.31  
Date: 9/1/2016

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Area Symbol: 1A036, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of Total	CRR2 Legend	Non-Irr Class %	CSR2** CS B
362	Heavy silt loam, 0 to 2 percent slopes	6.80	51.1%		8a	65 70
364B	Grandy silt clay loam, 2 to 8 percent slopes	4.13	31.0%		8a	72 75
23C2	Argic silt clay loam, 0 to 8 percent slopes, moderately eroded	2.38	17.9%		18a	62 60
Weighted Average						76 68.1



The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.