



# CLARKE COUNTY, IOWA

LAND AVAILABLE

**160** ACRES M/L

**ERIC LONNEVIK**

515-473-0278

ERIC@PEOPLESCOMPANY.COM

**BRYAN BERGDALE**

712-251-8588

BRYAN@PEOPLESCOMPANY.COM

# CLARKE COUNTY, IOWA

## LAND AVAILABLE

### DESCRIPTION

Offering 160 acres m/l of diverse Clarke County farmland and recreational land. This secluded combination farm consists of 105.3 FSA tillable acres and excellent recreational opportunities with the balance of the property consisting of approximately 44 acres m/l of mature timber, four ponds, and well maintained grass waterways. There are several key stand locations throughout the timbered draws with multiple access points from the roads along the west and north. Great opportunity to own an income producing asset that is perfect for hunting, fishing, and camping trips close to the Des Moines Metro. The farm is located in Section 23 of Madison Township, on the southeast corner of 140th Avenue and Pacific Street.

\$3,900

PER ACRE

(\$624,000)

ESTIMATED ANNUAL TAXES: \$1,206

### FARM PROGRAM INFORMATION

Corn - 33.13 base acres with a PLC Yield of 105  
Beans - 28.81 base acres with a PLC Yield of 35  
Farm is enrolled in ARC-CO. Farm does not contain a wetland.

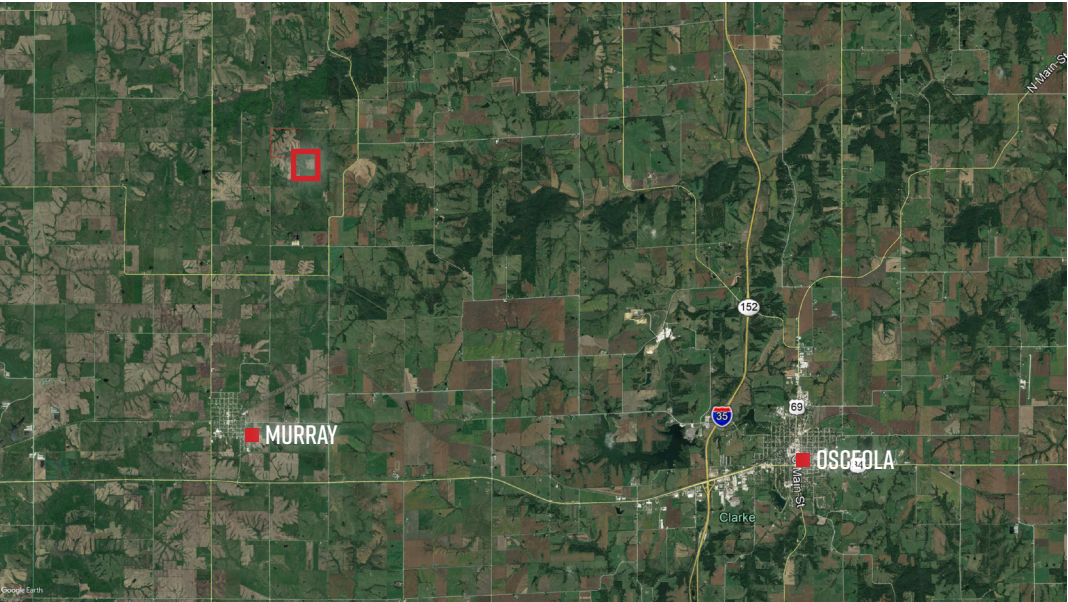


### LEGAL DESCRIPTION

The Northwest Quarter of Section 23, Township 73 North, Range 27 West of the 5th PM in Clarke County, IA. Exact legal description to be taken from abstract.

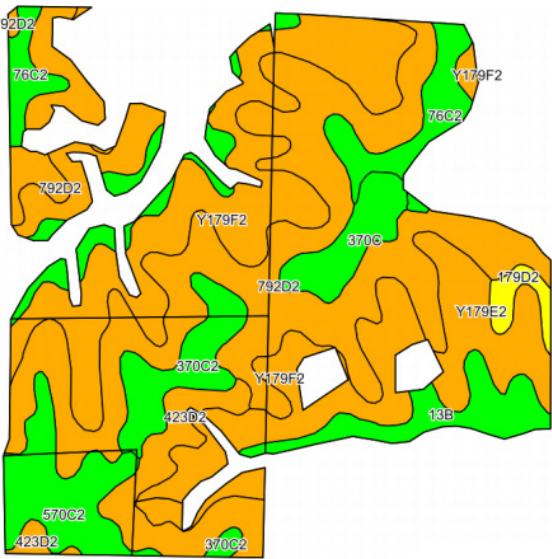
### DIRECTIONS

From Osceola, travel west on Hwy 34 approximately 6.5 miles to 150th Ave. Turn north onto 150th Ave and continue approximately 3.5 miles to Miami St. Turn west onto Miami St and continue one mile to 140th Ave. Turn north on 140th and continue 2.5 miles to Pacific St. Farm is situated on the southeast corner of 140th Ave and Pacific St.



### TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	CSR2 LEGEND	CSR2	CSR
792D2	ARMSTRONG CLAY LOAM, 9 TO 14 PERCENT SLOPES, MODERATELY ERODED	33.27	31.6%		5	13
Y179F2	GARA CLAY LOAM, DISSECTED TILL PLAIN, 18 TO 25 PERCENT SLOPES, ERODED	30.42	28.9%		9	
I3B	OLMITZOOKOLO COMPLEX, 0 TO 5 PERCENT SLOPES	7.70	7.3%		77	60
423D2	BUCKNELL SILTY CLAY LOAM, 9 TO 14 PERCENT SLOPES, MODERATELY ERODED	6.43	6.1%		7	13
570C2	NIRA SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES, MODERATELY ERODED	6.20	5.9%		72	64
Y179E2	GARA CLAY LOAM, DISSECTED TILL PLAIN, 14 TO 18 PERCENT SLOPES, ERODED	6.06	5.8%		25	
76C2	LADOGA SILTY CLAY LOAM, DISSECTED TILL PLAIN, 5 TO 9 PERCENT SLOPES, ERODED	5.58	5.3%		75	62
370C2	SHARPSBURG SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES, ERODED	4.87	4.6%		80	67
370C	SHARPSBURG SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES	3.51	3.3%		82	72
I79D2	GARA CLAY LOAM, 9 TO 14 PERCENT SLOPES, MODERATELY ERODED	1.29	1.2%		45	38
WEIGHTED AVERAGE					26.9	





12119 STRATFORD DR, STE B  
CLIVE, IA 50325  
PEOPLESCOMPANY.COM

## CLARKE COUNTY, IOWA LAND AVAILABLE

**160 ACRES M/L**

**ERIC LONNEVIK**

515-473-0278  
ERIC@PEOPLESCOMPANY.COM

**BRYAN BERGDALE**

712-251-8588  
BRYAN@PEOPLESCOMPANY.COM

