

CLARKE COUNTY
HIGHWAY 69 . OSCEOLA, IA
50213

HUNTING & RECREATIONAL
LAND AVAILABLE

158.50 ACRES M/L
PRICE: \$515,125
PRICE PER ACRE: \$3,250

DESCRIPTION:

Peoples Company is proud to present 158.5 acres m/l of prime hunting and recreational land located 4 miles northeast of Osceola on Highway 69. This farm has been in pasture for several years but its potential as a hunting farm is absolutely unlimited.

The property is located on the south edge of a large timber tract that stretches for miles with no road access. Deer and turkey file out of the timber on a daily basis to eat in the crop fields to the south. The north half of the property is covered with mature timber, cedar thickets, hedge tree stands. Timbered draws stretch out along both sides of the 61 acres considered to be tillable by the Farm Service Agency and provide for secluded food plot and tree stand locations. The fences are in good shape, rural water is already hooked up, and electric is at the road.

Hunting tracts that are on pavement and set up perfectly don't come around very often so don't hesitate on this one.

DETAILS:

FSA Cropland: 60.98 acres

Corn: 24 base acres with a PLC Yield of 87

IMPROVEMENTS:

Fence, Pond

DIRECTIONS:

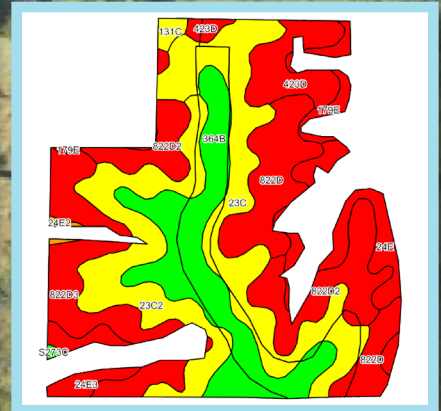
Go North out of Osceola on Highway 69 for approximately 4.8 miles and the farm sits on the West side of the road.

LISTING #: 14709

LISTING AGENT:

Daran Becker 515.979.3498

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TILLABLE SOILS MAP

| Code | Soil Description | Acres | Percent of Field | Legend | CSR2 |
|-------|--------------------------|-------|------------------|--------|------|
| 23C | Arispe silty clay loam | 10.71 | 17.6% | | 66 |
| 364B | Grundy silty clay loam | 10.15 | 16.6% | | 72 |
| 23C2 | Arispe silty clay loam | 8.48 | 13.9% | | 62 |
| 822D2 | Lamoni clay loam | 6.92 | 11.3% | | 11 |
| 822D3 | Lamoni clay loam | 6.81 | 11.2% | | 7 |
| 822D | Lamoni clay loam | 6.79 | 11.1% | | 13 |
| 423D | Bucknell silty clay loam | 3.96 | 6.5% | | 11 |
| 24E | Shelby loam | 3.49 | 5.7% | | 32 |
| 24E3 | Shelby clay loam | 1.69 | 2.8% | | 27 |
| 179E | Gara loam | 1.24 | 2.0% | | 30 |
| 131C | Pershing silt loam | 0.45 | 0.7% | | 65 |
| 24E2 | Shelby clay loam | 0.19 | 0.3% | | 40 |
| S273C | Olmitz | 0.10 | 0.2% | | 77 |

Weighted Average 40.3