



For Sale: 52.14 Acres, ML,
Clarke Co., IA – Near Osceola



Call 641-333-2705 or visit southwestiowaland.com

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Smith 52 Farm – Clarke Co. 52.14 Acres, ML

Asking Price: \$335,000.00

Town: Osceola

County: Clarke

State: IA

Taxes: \$1,024 (Treasurer)

Terms: Cash, payable at closing

Land Use: 53.64 farmland acres, 45.83 eff. cropland acres

Possession: At Closing, subject to farm lease agreements (FSA)

Tillable Acres: 45.83 (FSA)

FSA Description: Crop CORN, Base Ac. 10.1, PLC Yld 92; Crop SOYBEANS, Base Ac. 8.2, PLC Yld 32; TOTAL BASE ACRES 18.3; (Clarke County FSA)

CSR Description: CSR- 51.6, CSR2- 56.2 (Surety Maps)

Comments: Presenting the Smith Farm— Very nice laying farm, available for the 2020 crop year. Highly tillable, good producer, ready as an add-on or young investor property. Nice property. Give Tom Miller a call at 712-621-1281 for more information.

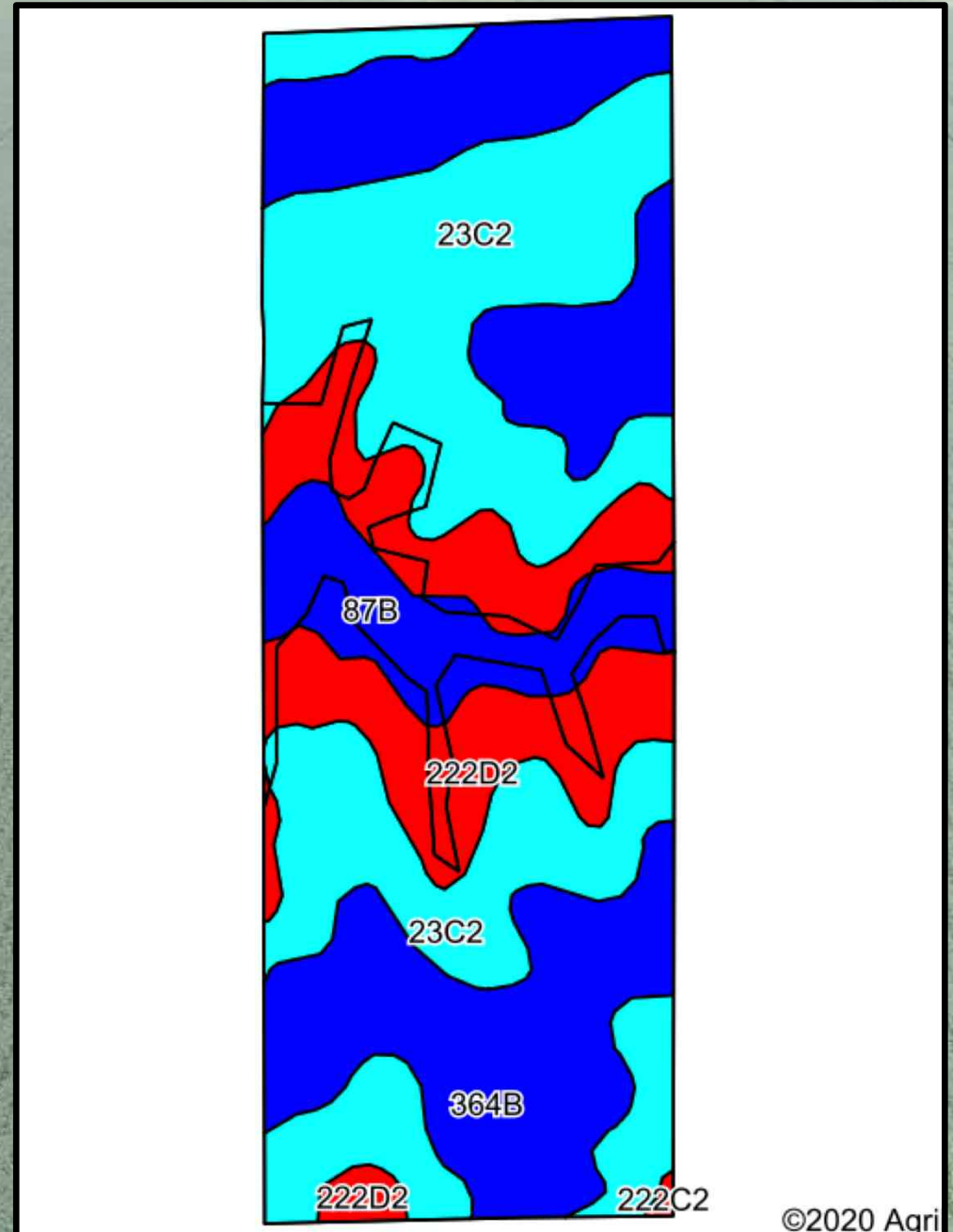


Listing Agent:
Tom Miller
712-621-1281

PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/owner



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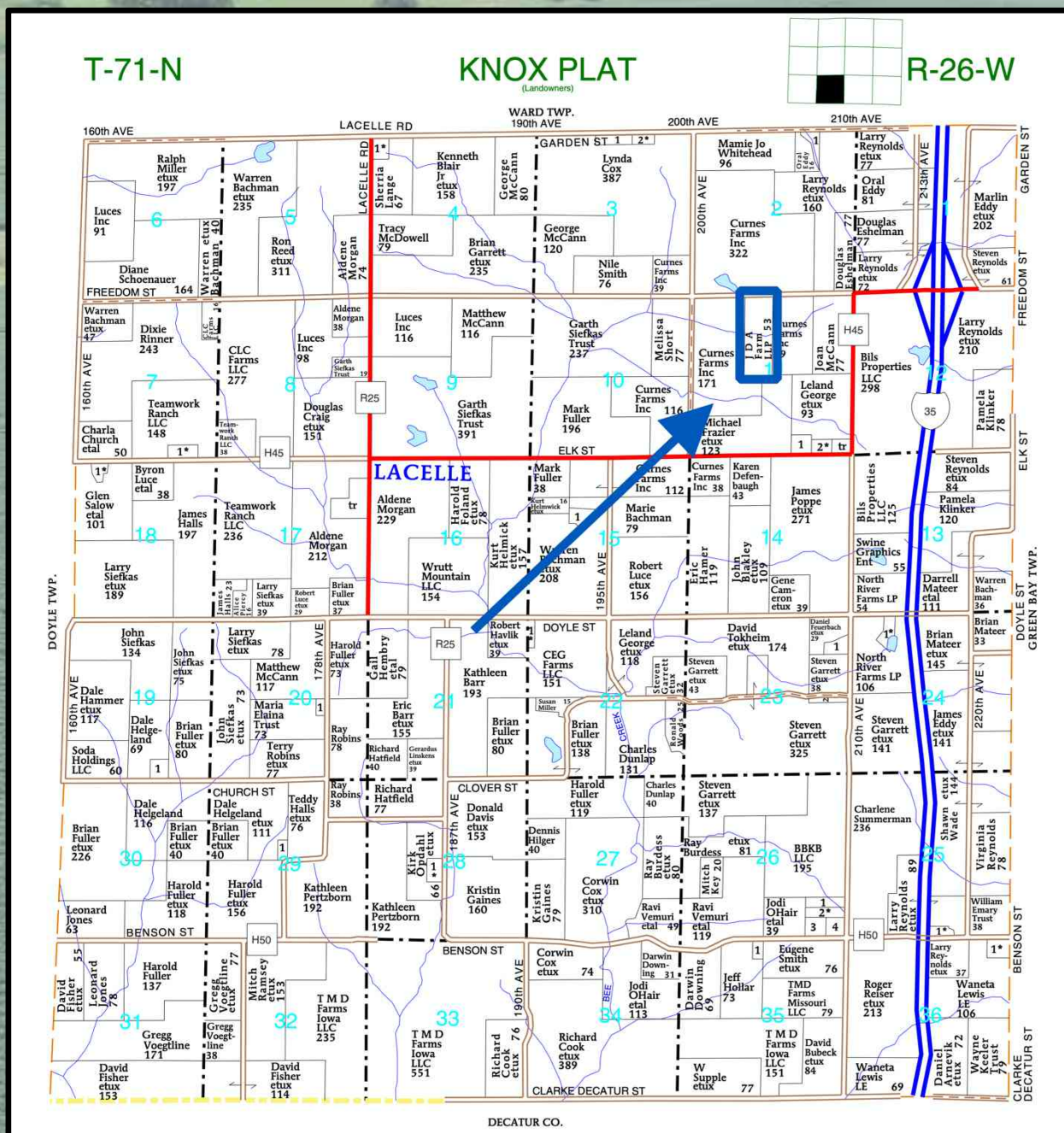




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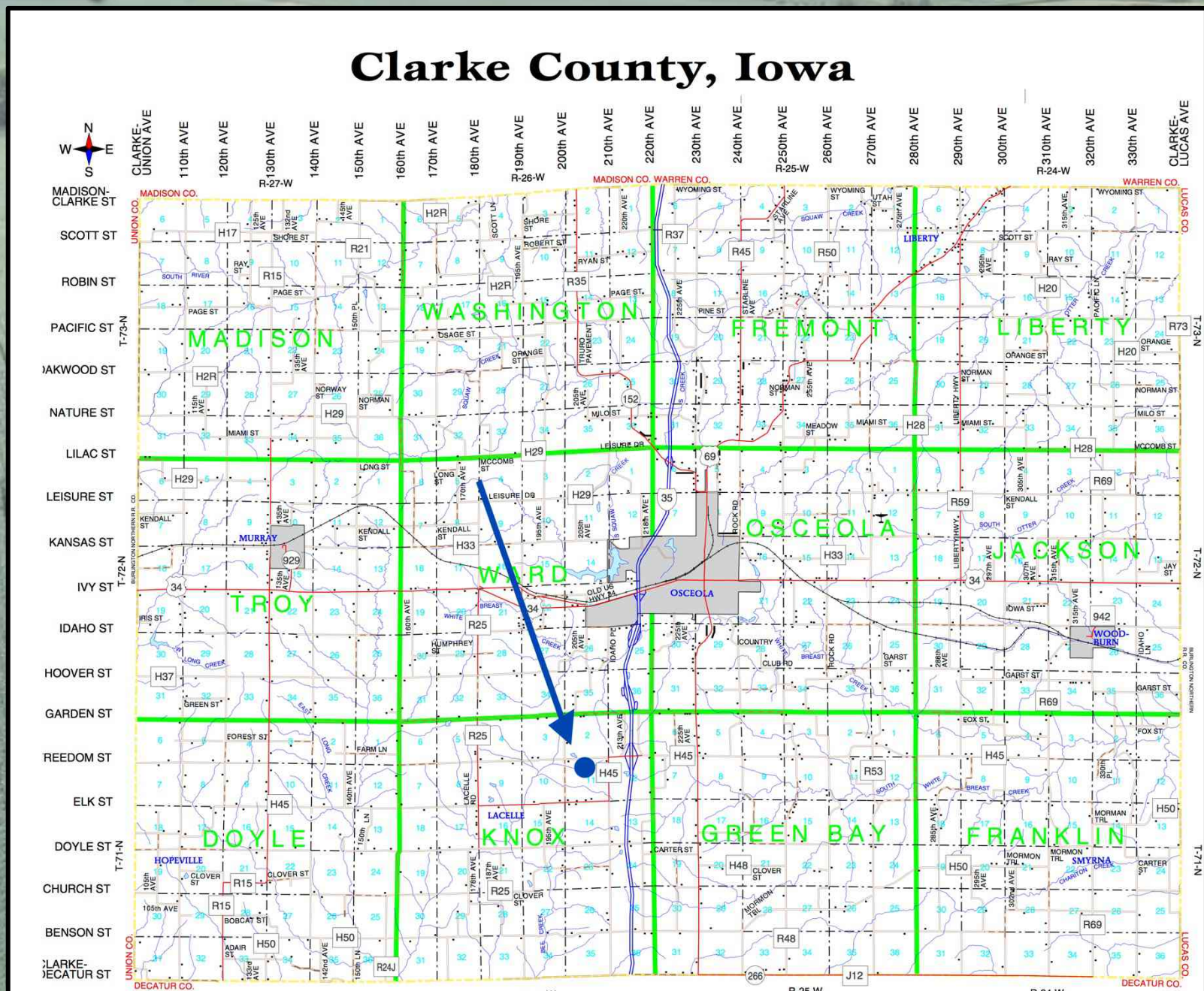
Soils Data

Area Symbol: IA039, Soil Area Version: 26																
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	22.25	41.5%		Ille	80	2.1	23.2	1.4	2.4	62	50	75	75	67	69
364B	Grundy silty clay loam, 2 to 5 percent slopes	17.06	31.8%		Ile	80	2.1	23.2	1.4	2.4	72	75	80	80	68	68
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	9.64	18.0%		IVe	112	2.4	32.5	2	3.4	8	10	53	53	46	45
87B	Zook-Colo silty clay loams, 0 to 5 percent slopes, occasionally flooded	4.61	8.6%		Ilw	177.6	3.7	51.5	3.2	5.3	71	60	74	66	36	74
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.08	0.1%		IVw	140.8	3	40.8	2.5	4.2	28	25	55	55	48	43
Weighted Average						94.2	2.3	27.3	1.7	2.8	56.2	51.6	*n 72.5	*n 71.8	*n 60.9	*n 64.8





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