



# For Sale: 77 Taxable Acres, ML, Clarke Co., IA

The information contained in this prospectus was gathered from sources believed to be reliable. We do not guarantee this information and urge the prospective buyer to do further investigation on their own. PPI, Inc. is representing the Seller.

*Call 641-333-2705 or visit [southwestiowaland.com](http://southwestiowaland.com)*





# Rasmussen 77 Farm – Clarke Co., IA

## 77 Taxable Acres, ML

**Asking Price:** \$320,000.00

**Town:** Doyle

**County:** Clarke

**State:** IA

**Taxes:** \$940

**Terms:** Cash, payable at closing

**Land Use:** 76.66 Farmland acres, 61.37 CRP Cropland acres

**Income:** 13,484

**Possession:** Upon closing

**CRP Acres:** 61.37

**CRP Description:** 61.37 acres at \$214.27/acre for \$13,484, expiring 09/2025 (Clarke-Decatur County FSA)

**FSA Description:** FSA shows 76.66 Farmland acres, with 61.37 cropland acres, all of which are in CRP. (Clarke-Decatur County FSA)

**CSR Description:** CSR2- 35.8 (Surety Maps)

Presenting the Rasmussen 77 Farm: one of three quality farms offered with a rare net 4%+ return at the asking price. Also all the work and all expense to main the CRP contracts is provided through the IHAP program. Give Tom Miller a call at 712-621-1281.



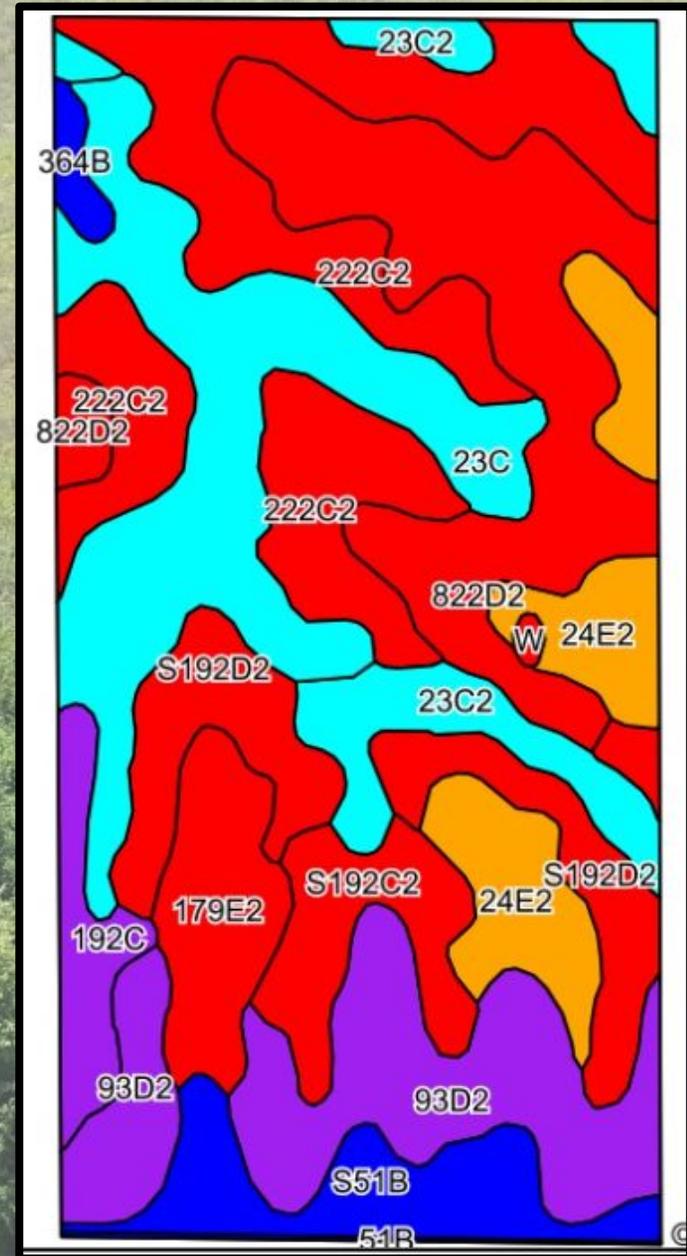
**Listing Agent:**  
**Tom Miller**  
**712-621-1281**

**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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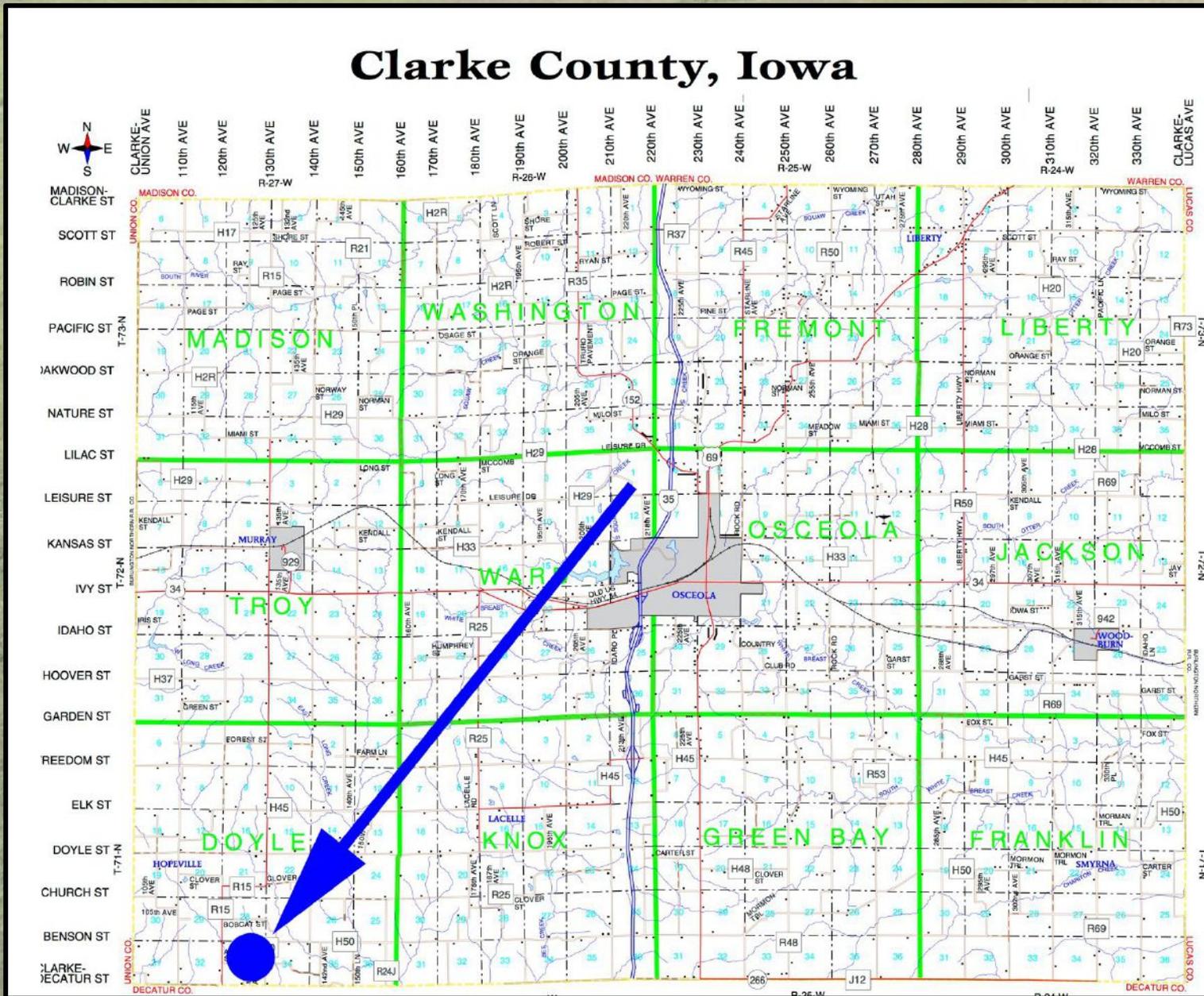
### Soils Data

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-IRR Class %	*1 Corn	*1 Alfalfa	*1 Soybeans	*1 Bluegrass	*1 Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	14.12	18.4%		IVw	140.8	3	40.8	2.5	4.2	28	25	55	55	48	43
822D2	Lemoni clay loam, 9 to 14 percent slopes, moderately eroded	11.85	15.4%		IVe	100.8	2.6	29.2	1.8	3	11	15	65	65	80	46
23C	Arispse silty clay loam, 5 to 9 percent slopes	11.41	14.9%		IIIe	80	2.1	23.2	1.4	2.4	66	55	80	80	74	72
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	9.02	11.7%		IVe	139.2	3.6	40.4	2.5	4.2	32	25	70	70	56	51
S192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	6.42	8.4%		IVe	0	0	0	0	0	9		66	66	55	45
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	5.87	7.6%		IVe	144	4	41.8	2.6	4.3	40	33	67	67	53	50
23C2	Arispse silty clay loam, 5 to 9 percent slopes, moderately eroded	4.33	5.6%		IIIe	80	2.1	23.2	1.4	2.4	62	50	75	75	67	69
S51B	Vesseyer silt loam, 2 to 5 percent slopes, rarely flooded	4.05	5.3%		IIw	0	0	0	0	0	75		94	75	45	94
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	3.48	4.5%		IVe	139.2	3.9	40.4	2.5	4.2	23	28	63	63	49	43
S192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	3.21	4.2%		IIIe	0	0	0	0	0	29		68	68	57	47
192C	Adair loam, heavy till, 5 to 9 percent slopes	2.10	2.7%		IIIe	142.4	3.7	41.3	2.6	4.3	39	35	72	72	80	51
364B	Grundy silty clay loam, 2 to 5 percent slopes	0.57	0.7%		IIe	80	2.1	23.2	1.4	2.4	72	75	80	80	68	68
51B	Vesseyer silt loam, 2 to 5 percent slopes, rarely flooded	0.24	0.3%		IIw	190.4	4	55.2	3.4	5.7	75	65	94	75	45	94
W	Water	0.13	0.2%			0	0	0	0	0	0	0				
<b>Weighted Average</b>						<b>96.6</b>	<b>2.4</b>	<b>28</b>	<b>1.7</b>	<b>2.9</b>	<b>35.8</b>	<b>*</b>	<b>*n 68.6</b>	<b>*n 67.6</b>	<b>*n 57.3</b>	<b>*n 54.2</b>





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