

LAND  
AVAILABLE  
LISTING #15176

# 196 <sup>M / L</sup> ACRES

OPEN  
PASTURE



Peoples Company is pleased to present 196 acres m/l of open pasture located on Meadow Street and just one mile off of Highway 69 in Clarke County, Iowa.

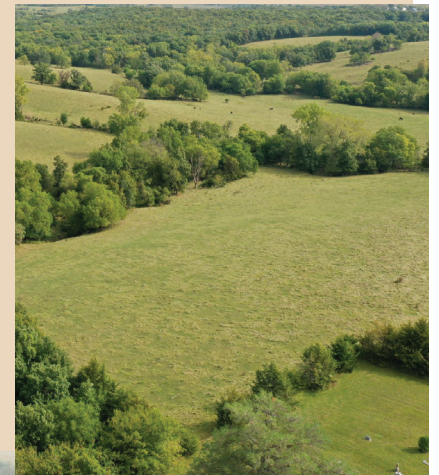
It's hard-to-find good pasture with good fences, a continuous fence corral with loadout, and rural water on site. There are some ideal spots to build with excellent views. Currently, three smaller ponds sit on this property and there are plenty of locations if you would like to build something larger. There are many wooded fingers meandering through the middle of the farm and it is a natural travel corridor for whitetail deer headed between the two large timber tracts to the east and west. The fences are in good shape and the pasture has been well taken care of. Roughly 100.80 acres are considered FSA tillable but the whole farm is currently in pasture.

## Directions

From Osceola, Iowa, head north on Highway 69 for approximately four miles, where you will turn onto 250th Avenue. After about a half-mile you will turn to head east onto Meadow Street. The property will be on the left-hand side after roughly a half-mile.

## Farm Details

- Currently the 196 acres are being used as pasture
- Net Taxes: \$2,862.96
- FSA tillable acres are 100.80
- CSR2: 44.40



## CLARKE COUNTY IA



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