



Clarke County, Iowa

Land Available

LISTING #16073 | LISTING #16074 | LISTING #16075

40 ACRES M/L

80 ACRES M/L

19.25 ACRES M/L

Kenny Herring

515.783.8718

Kenny@PeoplesCompany.com

Matt Adams

515.423.9235

Matt@PeoplesCompany.com





Clarke County, Iowa

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Directions

From Osceola, Iowa: Travel north on Interstate 35 for approximately three miles to Exit 36. Continue north on the Truro Pavement for approximately five miles. The properties will be on both sides of the road. Look for the Peoples Company signs.

From Truro, Iowa: Travel east out of town to the first intersection and turn right (south) onto County Highway R36. Continue for approximately six and one-half miles and the properties will be on the west and east side of the road. Look for the Peoples Company signs.

TRURO, IOWA

NEW VIRGINIA, IOWA

OSCEOLA, IOWA

80 Acres M/L

19.25 Acres M/L

40 Acres M/L

PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

40 Acres M/L

Clarke County, Iowa

LISTING #16073



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A rare and highly sought-after opportunity in Clarke County, Iowa – 40 acres m/l immediately southwest of the intersection of the Truro Pavement and Pacific Street. This property is located northwest of Osceola and south of Truro, Iowa in the Clarke Community School District. This beautiful site would work well for an executive style acreage or possible building site/s overlooking the gently rolling hills of southern Iowa and nearby Squaw Creek! The proposed 816-acre Clarke County, Iowa Reservoir Project (see Water Supply Maps) is located less than one mile directly south of this property.

There are 23.51 FSA tillable acres carrying a CSR2 soil rating of 47.0. The farm currently consists of hay acres, timber draws and fingers, and a large four-acre pond located in the heart of the property. Improvements include electric through Alliant Energy at the road and rural water through Southern Iowa Rural Water Association. There is a four-inch main waterline running through the property and along on the north side of Pacific Street (see SIRWA Waterlines Map). Internet is available in the area through Kinetic by Windstream. Don't miss this opportunity to build whatever you desire with no covenants or nearby lakefront views!

Kenny Herring

515.783.8718

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PROPERTY PRICE

\$440,000

Matt Adams

515.423.9235

Matt@PeoplesCompany.com

80 Acres M/L

Clarke County, Iowa

LISTING #16074



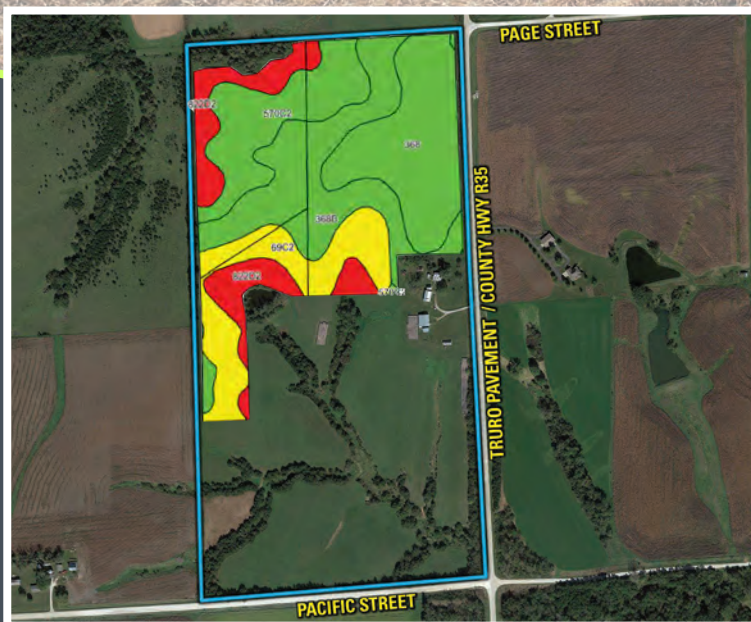
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Code	Soil Description	Acres	% of Field	Legend	CSR2
368B	Mackburg silty clay loam	9.43	26.8%		89
368	Mackburg silty clay loam	8.42	24.0%		93
570C	Nira silty clay loam	6.07	17.3%		81
69C2	Clearfield silty clay loam	6.00	17.1%		56
822D2	Lamoni clay loam	5.21	14.8%		11
Weighted Average:					71.4

Peoples Company is pleased to present 80 acres m/l of beautiful Clarke County, Iowa farmland located only 40 minutes south of the Des Moines Metro! Conveniently located less than one mile from the proposed 816-acre Clarke County, Iowa Reservoir Project with Squaw Creek (see Water Supply Maps) along the Truro Pavement between Osceola, Iowa and Truro, Iowa, this combination property of tillable acres, pasture acres, and building structures offers potential for those looking for recreational value, future building sites, or a longer-term land investment.

This combination farm consists of 35.13 FSA tillable acres located on the northern half of the property carrying a CSR2 soil rating of 71.4. The primary soil types of the high-quality tillable acres include Macksburg silty clay loam, Nira silty clay loam, and Clearfield silty clay loam. The balance of the property includes pasture acres comprised of cool-season grasses, wooded draws and fingers, and a small pond located on the southern portion of the tract.



PROPERTY PRICE

\$680,000

19.75 Acres M/L

Clarke County, Iowa

LISTING #16075



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Presenting 19.75 acres m/l that would serve as an excellent acreage setting or executive building site located one mile directly north of the proposed 816-acre Clarke County, Iowa Reservoir Project (see Water Supply Maps). Situated within the boundary lines of the Clarke Community School District, this premier location offers spectacular views of the rolling hills of the Clarke County countryside and nearby Squaw Creek! The property offers entrances on the south and northwest corner with multiple locations to build that are suitable for nearly all home types and walkouts.

Utilities are available at the road with rural water service through Southern Iowa Rural Water Association and electric service through Alliant Energy. There is a four-inch main waterline located along the northwest corner of the property (see SIRWA Waterlines Map). Internet is available in the area through Kinetic by Windstream. The property is located along the Truro Pavement in Section 14 of Washington Township. Take advantage of a great location with no covenants that allow you to build whatever you desire!



PROPERTY PRICE

\$256,750

 **PEOPLES**™
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