

**80
Acres
M/L**

Clarke County, IA Farmland Available

Peoples Company is pleased to represent 80 acres m/l of high quality and high income farmland located just northeast of Weldon, Iowa in Clarke County. If you are an avid upland bird hunter, need a place to build your dream home, or looking for an amazing weekend get away this property has just what you are looking for. The property includes 3 large stocked ponds surrounded by 65.89 acres enrolled in CRP. The contract type is CP38E-2 that pays \$232.17 per acre or \$15,297 annually. All the mid contract maintenance has been completed and the farm was baled for hay this year due to the drought conditions. If you are an avid outdoorsman or want to see wildlife excel this CRP practice allows for 10% of each field to be planted for food plots. Rural water and electric are at the road. Please reach out to the listing agent for your own private showing.

Address

270th Ave & Benson Street
Weldon, IA 50264

Directions

From Weldon, IA head east on County Road J12. After 2 miles head north on 270th St. In roughly 1 mile, you will arrive at the southwest corner of the farm.

From Osceola, IA head south on Highway 69. In roughly 8 miles take a left heading east on County Road H50 for 4.25 miles. Take a right heading south when you come to 270th Ave. In a 1/3 of a mile, you will arrive at the northwest corner of the farm.

Contact

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Tillable Soils Map



Code	Soil Description	Acres	Percent of Field	Legend	CSR2
222C2	Clarinda silty clay loam	12.43	18.9%		28
S220	Nodaway silt loam	10.61	16.1%		77
23C2	Arispe silty clay loam	8.74	13.3%		62
822D2	Lamoni clay loam	7.67	11.6%		11
93D3	ShelbyAdair clay loams	6.56	10.0%		20
269	Humeston silt loam	4.97	7.5%		70
364B	Grundy silty clay loam	4.76	7.2%		72
822D3	Lamoni clay loam	4.40	6.7%		7
133	Colo silty clay loam	3.44	5.2%		78
S192C2	Adair clay loam	0.90	1.4%		7
Wtd Avg					46.3

