

49.83
Acres M/L

LISTING #17283

Clarke County

FARMLAND AVAILABLE

CONTACT

Kenny Herring, ALC
515.783.8718 | IA LIC S61430000
Kenny@PeoplesCompany.com

ADDRESS

220th Avenue
Osceola, IA 50213

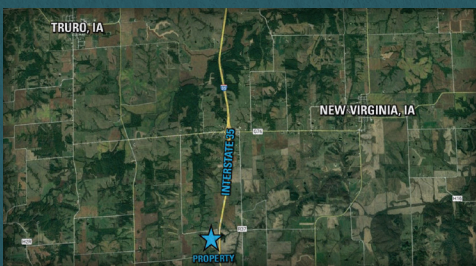
FARM DETAILS

Cropland Acres: 49.62 m/l

Corn: 45.80 Base Acres with a PLC
Yield of 90

Soybeans: 2.40 Base Acres with a PLC
Yield of 37

DIRECTIONS



From Interstate 35: Take the New Virginia exit and go west on 330th Street for 1 mile to 220th Avenue. Go south on 220th Ave for 2 1/2 miles. The property is on the west side of 220th Ave.



ASKING PRICE: \$493,317

Peoples Company proudly presents a prime opportunity to purchase 49.83 acres m/l of exceptional farmland in the heart of Clarke County, Iowa. Nestled between Truro and Osceola, this property provides great potential for a farmer looking to expand their operation or an investor looking to diversify their portfolio.

Comprising a total of 49.83 acres m/l, this farm boasts 46.72 acres m/l in row crop production with a weighted average CSR2 value of 82.2. The property has two major soil types, Macksburg silty clay loam with a 2 to 5 percent slope, and Nira silty clay loam with a 5 to 9 percent slope, both highly productive.

The property also offers a great building site location overlooking the small pond. Rural water is provided by the Southern Iowa Rural Water Association and electricity is provided by Clarke Electric Coop.

Whether you're an established farmer looking to expand your operations or an investor seeking a lucrative opportunity, this is the opportunity for you.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
368B	Macksburg silty clay loam	21.67	46.4%		89
570C2	Nira silty clay loam	15.22	32.6%		81
370C2	Sharpsburg silty clay loam	4.44	9.5%		80
822C2	Lamoni clay loam	2.79	6.0%		31
368	Macksburg silty clay loam	2.54	5.4%		93
Y192C2	Adair clay loam	0.06	0.1%		33
Weighted Average					82.2

