49.83 Acres M/L

# Clarke

FARMLAND AVAILABLE



Peoples Company proudly presents a prime opportunity to purchase 49.83 acres m/l of exceptional farmland in the heart of Clarke County, lowa. 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.

## CONTACT

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### **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.

# PEOPLES COMPANY INTEGRATED LAND SOLUTIONS

# **TILLABLE SOILS MAP**

	DEE SOILS MAP		0/ - 5			
Code	Soil Description	Acres	% of Field	Legend	CSR2	Y19(62
368B	Macksburg silty clay loam	21.67	46.4%		89	67062 67062
570C2	Nira silty clay loam	15.22	32.6%		81	
370C2	Sharpsburg silty clay loam	4.44	9.5%		80	87002 368B
822C2	Lamoni clay loam	2.79	6.0%		31	1 DA7 /
368	Macksburg silty clay loam	2.54	5.4%		93	50022
Y192C2	Adair clay loam	0.06	0.1%		33	50
		. Weigl	Weighted Average			

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