



CLARKE COUNTY, IOWA

LAND AVAILABLE

240 ACRES M/L

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DESCRIPTION

Offering 240 acres m/l of productive Clarke County, Iowa farmland. The farm consists of 200.75 FSA tillable acres carrying an average CSR2 of 50.2. There are 121.27 acres currently in row crop production with an average CSR2 of 56.2. The CRP contract on the remaining 79.48 FSA tillable acres has recently expired allowing those acres to be brought back into production. Primary soil types on this tract include Arispe, Grundy Haig, and Lamoni Silty Clay Loam. The property has a nice mix of timber draws, row crops and CRP providing excellent habitat for deer, turkey, and upland game birds. Two ponds on the property provide a consistent water source for your wildlife and/or livestock. The farm is located 45 minutes south of the Des Moines metro along the east side of Liberty Hwy in Section 8 of Jackson Township. Contact agent prior to entering property.



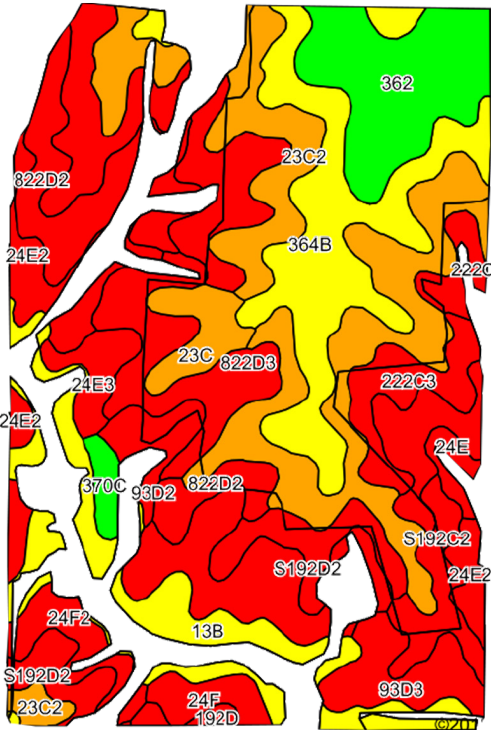
LEGAL DESCRIPTION

Northwest 1/4 & the North 1/2 Southwest 1/4 of Section 8, Township 72 North, Range 24 West of the 5th PM in Clarke County, Iowa. Brief legal description is not to be used on legal documents. Exact legal description to be taken from abstract.

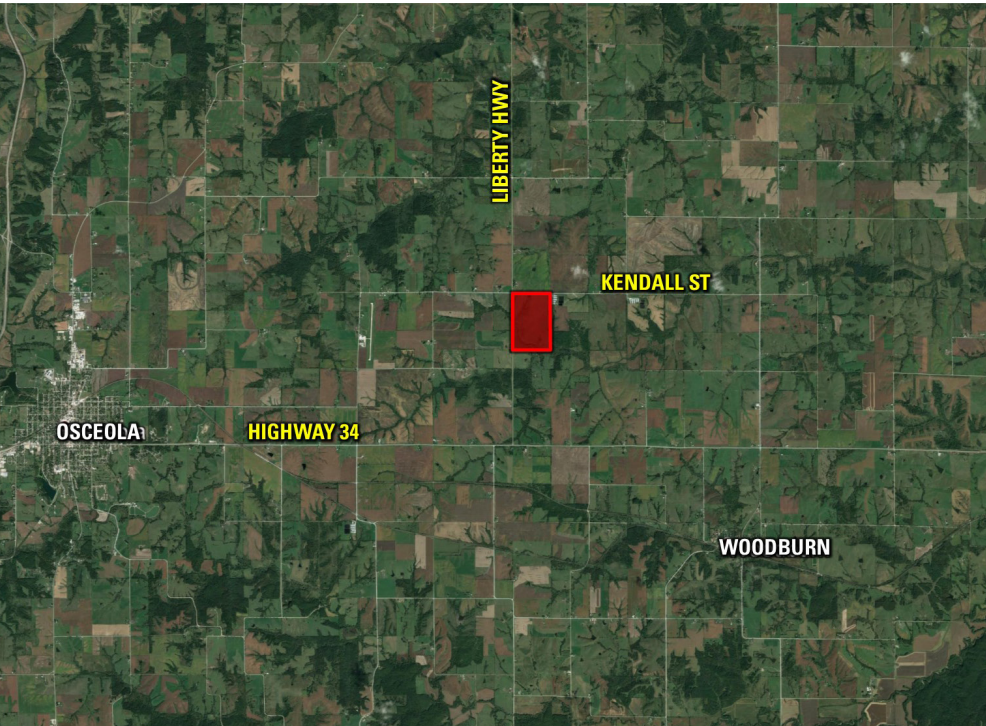
DIRECTIONS

From Osceola, Iowa, head east on US 34 for 5.9 miles, turn north on Liberty Highway, in approximately 2 miles farm will be located on east side of the road.

TILLABLE SOILS MAP

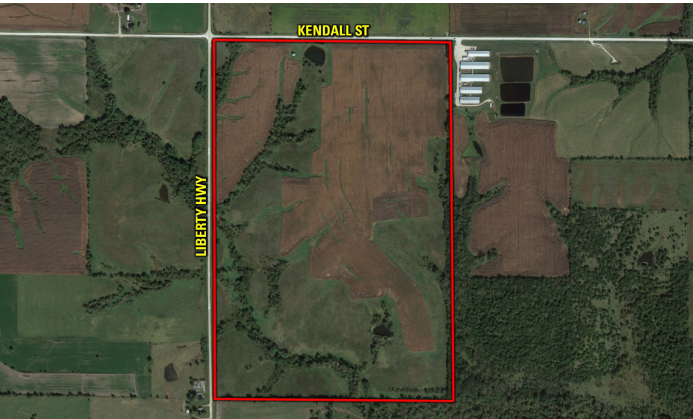


\$1,070,000 | \$4,458 PER ACRE | NET TAXES: \$3,540.00 | 240 ACRES M/L



FARM PROGRAM INFORMATION

Corn - 157.1 base acres with a PLC Yield of 94
Soybeans - 0.4 base acres with a PLC Yield of 31
Oats - 7.1 base acres with a PLC Yield of 44
Farm is enrolled in ARC-CO. Property does not contain a wetland



CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	CSR2 LEGEND	CSR2	CSR
23C2	ARISPE SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES, MODERATELY ERODED	35.07	17.5%		62	50
364B	GRUNDY SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES	23.50	11.7%		72	75
24E2	SHELBY CLAY LOAM, 14 TO 18 PERCENT SLOPES, MODERATELY ERODED	18.41	9.2%		40	33
822D2	LAMONI CLAY LOAM, 9 TO 14 PERCENT SLOPES, MODERATELY ERODED	17.50	8.7%		30	15
222C2	CLARINDA SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES, MODERATELY ERODED	16.50	8.2%		34	25
362	HAIG SILT LOAM, 0 TO 2 PERCENT SLOPES	15.89	7.9%		83	70
13B	OLMITZ-ZOOK-GOLD COMPLEX, 0 TO 5 PERCENT SLOPES	15.00	7.5%		77	60
822D3	LAMONI CLAY LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	10.32	5.1%		24	5
S192D2	ADAIR CLAY LOAM, HEAVY TILL, 9 TO 14 PERCENT SLOPES, MODERATELY ERODED	8.19	4.1%		24	
93D3	SHELBY-ADAIR CLAY LOAMS, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	6.32	3.1%		25	20
222C3	CLARINDA SILTY CLAY, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	5.91	2.9%		40	15
24F2	SHELBY CLAY LOAM, 18 TO 25 PERCENT SLOPES, MODERATELY ERODED	5.19	2.6%		17	13
S192C2	ADAIR CLAY LOAM, HEAVY TILL, 5 TO 9 PERCENT SLOPES, MODERATELY ERODED	5.09	2.5%		48	
23C	ARISPE SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES	4.21	2.1%		66	55
24E3	SHELBY CLAY LOAM, 14 TO 18 PERCENT SLOPES, SEVERELY ERODED	3.34	1.7%		27	30
93D2	SHELBY-ADAIR COMPLEX, 9 TO 14 PERCENT SLOPES, MODERATELY ERODED	3.32	1.7%		34	25
24F	SHELBY LOAM, 18 TO 25 PERCENT SLOPES	2.94	1.5%		23	15
370C	SHARPSBURG SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES	1.67	0.8%		82	72
24E	SHELBY LOAM, 14 TO 18 PERCENT SLOPES	1.42	0.7%		32	35
192D	ADAIR LOAM, HEAVY TILL, 9 TO 14 PERCENT SLOPES	0.96	0.5%		16	20

WEIGHTED AVERAGE 50.2



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