

# CLARKE COUNTY IOWA



LISTING PRICE:  
**\$412,000**  
(\$3,433 Per Acre)

**120**  
ACRES M/L

## RECREATIONAL LAND AVAILABLE

### ABOUT THE PROPERTY

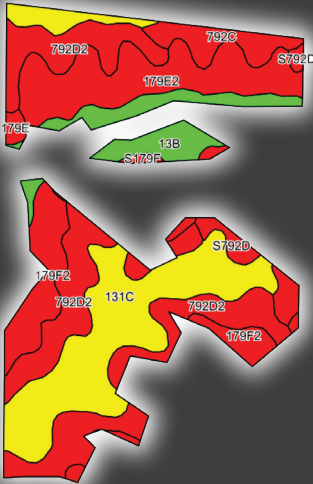
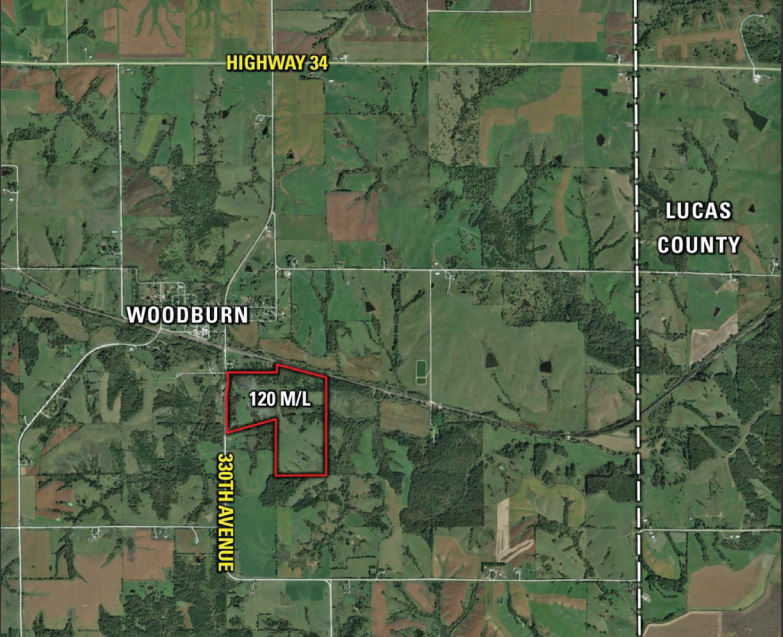
120 acres of excellent whitetail deer and turkey habitat located one mile south of Woodburn, Iowa in Clarke County. This property includes a large pond, heavy cedar thickets, mature hardwoods, and ideal food plot locations. The mixture of open fields and heavy timber make it perfect for drawing and holding big bucks. The pond was recently built, is in excellent condition, and is piped for a year-round water source if so desired. Water and electric are at the road if you want to build.

### FARM DETAILS

FSA Cropland Acres: 34.87  
Corn: 10.4 base acres with a PLC yield of 87  
Soybeans: 3.8 base acres with a PLC yield of 36  
Oats: 4.0 base acres with a PLC yield of 44

### DIRECTIONS

From Osceola, head east on Highway 34 for approximately 9 miles and turn south on County Road R69. Then travel for approximately 2 miles through Woodburn and the farm sits on the east side of 330th Avenue. Green gates open for access to the farm.



### TILLABLE SOILS CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2
792D2	Armstrong clay loam	9.88	28.3%		5
131C	Pershing silt loam	9.42	27.0%		65
179E2	Gara clay loam	5.70	16.3%		23
179F2	Gara clay loam	3.45	9.9%		11
13B	Olmitz-Zook-Colo complex	3.01	8.6%		77
792C	Armstrong loam	1.57	4.5%		35
S792D	Armstrong loam	1.13	3.2%		28
S179F	Gara loam	0.44	1.3%		19
179E	Gara loam	0.27	0.8%		24
		<b>34.87</b>	<b>Weighted Average</b>		<b>33.4</b>

FOR MORE INFORMATION, PLEASE VISIT:  
[PEOPLESCOMPANY.COM](http://PEOPLESCOMPANY.COM) | LISTING #14337



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