

CLARKE COUNTY, IOWA

156 ACRES M/L

LISTING#: 14652

**LISTING
AGENT:**

ADAM CURRAN 641.203.2931
adam@PeoplesCompany.com





CLARKE COUNTY

Description:
Offering 156 acres m/l of productive Clarke County, Iowa farmland located in Liberty Township. Consisting of 88.22 FSA tillable acres with a CSR2 soil value of 44.1. This combination farm offers prime tillable crop ground, gently rolling hayground, pasture ground, 3 ponds as well as ample grain storage. This property features two steel pole buildings; 40' x 80' (built in 2014) and 36' x 60'. Showcasing southern Iowa's rural setting this property also provides multiple sites to build your dream home. This property is located approximately 14 miles north east of Osceola, Iowa laying in Section 25-26 of Liberty Township.



Directions:
From Osceola travel East on Hwy 34 for approximately 9 miles. Turn left onto 330th Ave and travel 3 miles. Turn right onto McComb St and travel 0.2 miles. Turn left onto 330th Ave and travel 1.5 miles. Turn right onto Norman St. and travel 0.5 mile. Property sits on the North side of the road, 3315 Norman Street, Woodburn, IA 50275.

GPS:
Lat: 41.097627907521
Lng: -93.576247900129

156 ACRES M/L

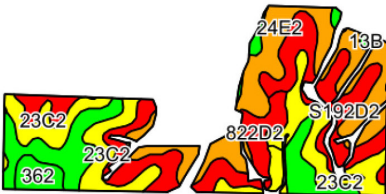
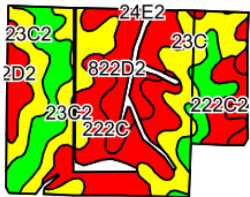
PRICE: \$664,000

PRICE PER ACRE:
\$4,256

3315 NORMAN ST. WOODBURN, IA 50275

Tillable Soils Map:

Code	Soil Description	Acres	Field	Legend	CSR2
23C2	Arispe silty clay loam	17.41	19.7%		62
822D2	Lamoni clay loam	15.68	17.8%		11
364B	Grundy silty clay loam	14.46	16.4%		72
24E2	Shelby clay loam	10.61	12.0%		40
222C	Clarinda silty clay loam	8.81	10.0%		31
23C	Arispe silty clay loam	8.13	9.2%		66
S192D2	Adair clay loam	6.58	7.5%		9
222C2	Clarinda silty clay loam	4.34	4.9%		28
362	Haig silt loam	1.49	1.7%		83
13B	Olmitz-Zook-Colo complex	0.71	0.8%		77
Weighted Average					44.1



Additional Info:
FSA Cropland acres: 88.22 acres
Corn: 33.5 base acres with a PLC yield of 104
Soybeans: 32.9 base acres with a PLC yield of 39



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