

# CLARKE COUNTY

## LAND AVAILABLE



170TH AVENUE OSCEOLA, IA 50213

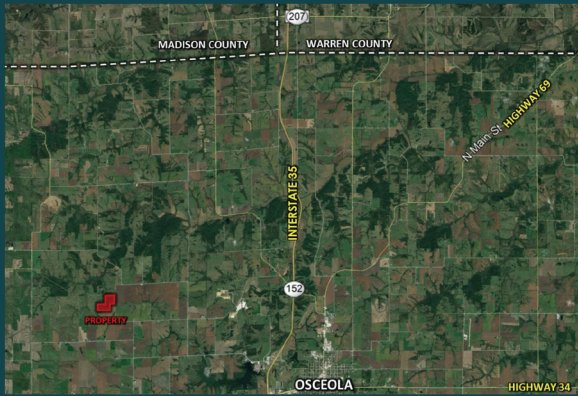
### DESCRIPTION

Peoples Company is proud to present 78.33 acres m/l of open pasture located 4.5 miles northwest of Osceola in Section 5 of Ward Township in Clarke County. The farm is split into two separate paddocks with cattle watering ponds in both tracts. The fences are in good shape and the pasture has been well taken care of. The north tract has approximately 28 acres that is considered tillable by the FSA and could be farmed. This would make an nice place to build or a great addition to any cattle operation.

**78.33 ACRES M/L**

**PRICE: \$265,000**

**PRICE PER ACRE: \$3,383**



### DIRECTIONS

Going West out of Osceola on Highway 34, travel for approximately 5 miles to Lacelle Rd./R25 and turn North. Continue to Kendall St. and turn West then turn back North on 170th Avenue. The farm is located 1 mile down the road on the west side of the road.

### FARM DETAILS

FSA Cropland: 27.88 acres

Corn: 11.5 base acres with a PLC Yield of 94

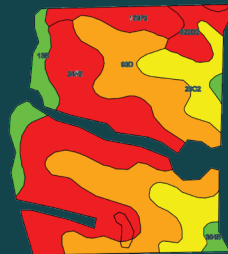
Soybeans: 3.0 base acres with a PLC Yield 23

### IMPROVEMENTS

Fence, Pond

### TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
24F2	Shelby clay loam	10.02	35.6%	Red	17
93D	Shelby-Adair loams	8.94	31.8%	Orange	40
23C2	Arispe silty clay loam	3.95	14.1%	Yellow	62
179F2	Gara clay loam	1.70	6.0%	Red	11
13B	Olmitz-Zook-Colo complex	1.69	6.0%	Green	77
822D2	Lamoni clay loam	1.34	4.8%	Red	11
364B	Grundy silty clay loam	0.47	1.7%	Green	72
Weighted Average					34.5



LISTING #14710

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