

**LISTING #14763**

# CERRO GORDO COUNTY

# IOWA

**200 ACRES M/L** Farmland Available



# OEHLERT

# 200 Acres M/L

# FARMLAND AVAILABLE

# CERRO GORDO COUNTY

CONTACT

Chase Duesenberg • 641.529.0562  
Chase@PeoplesCompany.com

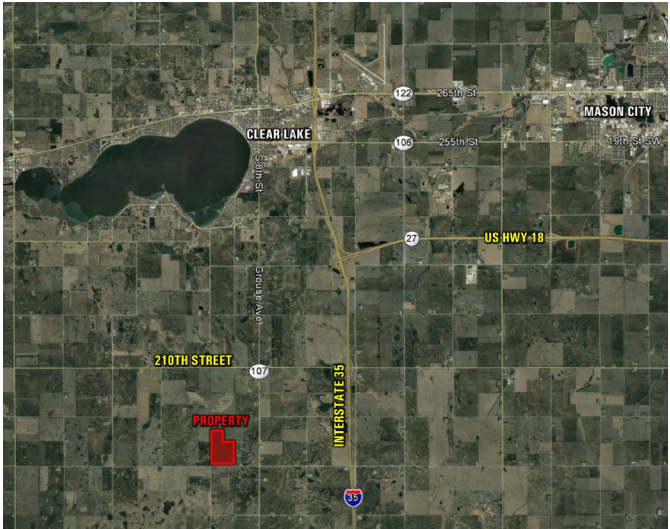
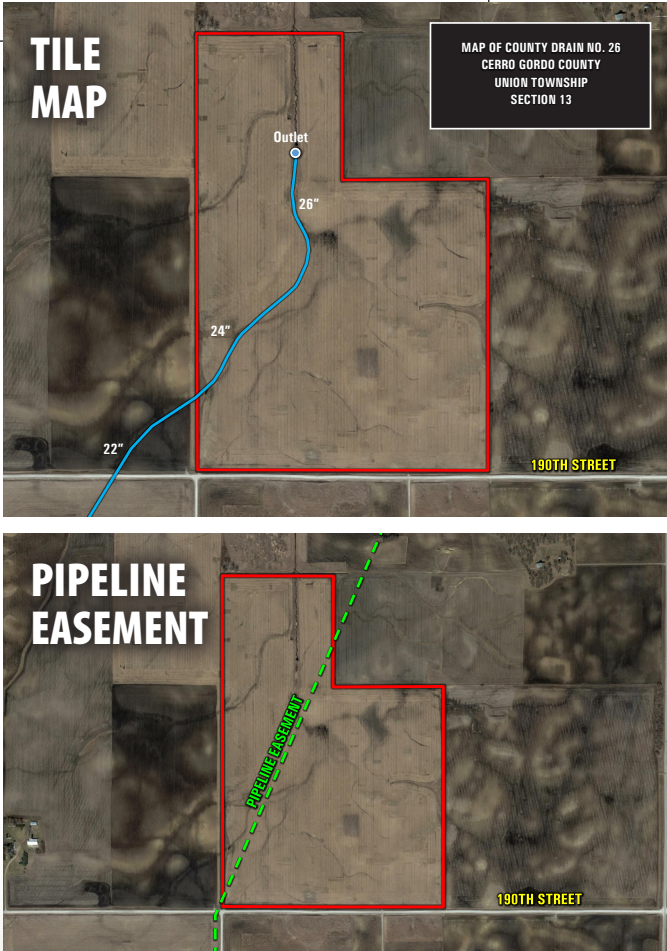
Bryan Bergdale • 712.251.8588  
Bryan@PeoplesCompany.com

Property Address: 190th Street • Clear Lake, Iowa 50428

Peoples Company is pleased to announce that a farm owned by the Oehlert family since the 1960's will be made available to the public. Offering 200 acres m/l of productive Cerro Gordo County farmland consisting of 195.95 FSA tillable acres carrying a CSR2 rating of 64.9. Private and county drainage tile has been installed (see map to the right). The county tile size increases to 22", 24", and finally 26" before out-letting into an open ditch flowing north into Beaverdam Creek. A wetland determination has been completed on the farm and the tract has been deemed "prior converted" or PC which would allow for current drainage tile to be maintained and new drainage tile to be installed on the farm without any restrictions (Contact Agent for copy of Wetlands Determination).

This farm would be a great add-on to an existing farm operation or for an investment buyer looking to diversify their portfolio. There are several competing grain marketing outlets in the surrounding area and a variety of ethanol plants and grain elevators. The farm is located just south of Clear Lake, Iowa in Union Township in Section 13.

There is a pipeline easement running through this tract. Please see map to the right showing the easement location (Contact Agent for details).

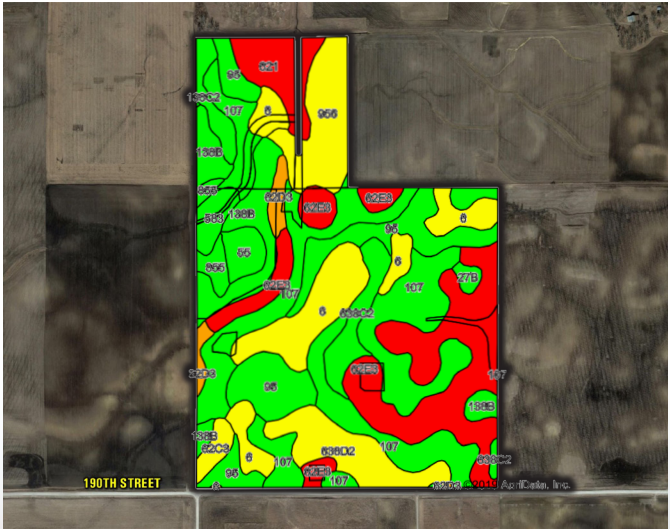


**DIRECTIONS**

From Clear Lake, Iowa: Travel south on Grouse Avenue for 5 miles until reaching 190th Street. Turn right (west) on 190th Street for 1 mile. Tract is located on the north side of 190th Street marked with Peoples Company signs.

**FARM DETAILS**

FSA Cropland Acres: 195.95  
Corn: 147.4 base acres with a PLC Yield of 137  
Soybeans: 4.5 base acres with a PLC Yield of 42  
Farm is enrolled in ARC-CO



TILLABLE SOILS MAP					
Code	Soil Description	Acres	Percent of Field	Legend	CSR2
107	Webster clay loam	46.85	23.9%	<div></div>	86
62E3	Storden loam	35.64	18.2%	<div></div>	32
95	Harps clay loam	22.97	11.7%	<div></div>	72
6	Okoboji silty clay loam	21.89	11.2%	<div></div>	59
138B	Clarion loam	13.64	7.0%	<div></div>	89
956	Harps-Okoboji complex	12.24	6.2%	<div></div>	69
638D2	Omsrud-Storden complex	10.90	5.6%	<div></div>	53
621	Houghton muck	7.27	3.7%	<div></div>	19
638C2	Clarion-Storden complex	6.23	3.2%	<div></div>	75
138C2	Clarion loam	3.38	1.7%	<div></div>	83
55	Nicollet clay loam	3.25	1.7%	<div></div>	89
62D3	Storden loam	2.98	1.5%	<div></div>	41
583	Minnetonka silty clay loam	2.96	1.5%	<div></div>	82
855	Shorewood silty clay loam	2.58	1.3%	<div></div>	75
62C3	Storden loam	2.12	1.1%	<div></div>	64
27B	Terril loam	1.05	0.5%	<div></div>	87
Weighted Average					64.9

For more information, photos, maps, and aerial drone video please visit our website.  
[www.PeoplesCompany.com](http://www.PeoplesCompany.com) • Listing #14763





12119 Stratford Drive, Ste B.  
Clive, Iowa 50325  
**PeoplesCompany.com**

# CERRO GORDO COUNTY IOWA

**200 ACRES M/L** Farmland Available



**CONTACT**

**Chase Duesenberg** • 641.529.0562  
Chase@PeoplesCompany.com

**Bryan Bergdale** • 712.251.8588  
Bryan@PeoplesCompany.com