

LAND AVAILABLE

250TH AVE | OSCEOLA, IA 50213

CLARKE COUNTY, IOWA

86 ACRES M/L

PRICE: \$386,570 | PRICE PER ACRE: \$4,495

DESCRIPTION

This farm has strong income and hunting ground. There are 61.78 FSA tillable acres with an average CSR2 of 57.1. A total of 26.14 acres are in CRP paying \$8,324 per year and 35.64 acres cash rented for crops at \$4,455 per year. The total income on this farm is \$12,779 per year. The farm has an amazing habitat for hunting with established native grasses, big hardwood timber, and a pond. It is located in a great hunting area with strong numbers of turkey and deer.

FARM DETAILS

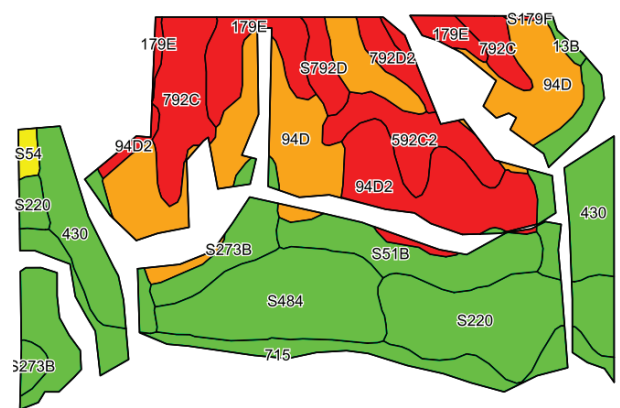
- 61.78 FSA tillable acres with a CSR2 of 57.1
- 26.14 acres of CRP paying \$8,324 per year until September 2025
- 35.64 tillable acres paying \$4,455 per year
- Big mature hardwood timber
- Established native grass in the CRP acres
- One pond

DIRECTIONS

From Osceola, Iowa, go south on Highway 69 to Elk Street. Go east on Elk Street to 250th Avenue. Head south on 250th Avenue to the farm, located on the east side of the road.



Code	Soil Description	Acres	% of Field	CSR2
94D	Caleb-Mystic loams,	9.66	15.6%	42
430	Ackmore silt loam	7.26	11.8%	83
S220	Nodaway silt loam	7.15	11.6%	77
S484	Lawson silt loam	6.35	10.3%	86
715	Nodaway-Lawson silt loams	5.84	9.5%	74
94D2	Mystic-Caleb complex	5.10	8.3%	20
792C	Armstrong loam	4.07	6.6%	35
S51B	Vesser silt loam	3.65	5.9%	75
179E	Gara loam	3.29	5.3%	30
592C2	Mystic clay loam	2.82	4.6%	31
S273B	Olmitz loam	2.52	4.1%	81
452C2	Lineville silt loam	1.51	2.4%	46
S792D	Armstrong loam	0.98	1.6%	10
792D2	Armstrong clay loam	0.93	1.5%	5
S54	Zook silty clay loam	0.37	0.6%	68
13B	Olmitz-Zook-Colo complex	0.22	0.4%	77
S179F	Gara loam	0.06	0.1%	19
Weighted Average:				57.1



LISTING #15147

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