

883.41 ACRES  
M/L

# CLARKE COUNTY

IOWA

LAND AVAILABLE

RILEY SIEREN  
319.591.0111  
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ANDREW ZELLMER  
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AndrewZ@PeoplesCompany.com



# LAND AVAILABLE CLARKE COUNTY

Peoples Company is pleased to present the Sporrer Farm. A rare opportunity to own some of the best dirt in Clarke County and one of the largest contiguous tracts in all of Iowa. With no interior roads this 883.41 acre m/l farm is here to work for you. Boasting 821.19 cropland acres carrying a CSR2 of 61.2 this contiguous gently rolling, wide open farm is the perfect piece to add to your portfolio. Not often does a farm of this caliber come to the open market. It takes many years of hard work and dedication to piece together a property of this magnitude in the heartland of Iowa for row crop production. With a little over \$250,000 in annual income this property is here to return on your investment.

CRP: 3.40 Acres M/L with an annual income of \$591. Expires 09/30/2021

There is a manure easement in place that covers up to 200 acres of the property.

For more information visit:  
[PEOPLESCOMPANY.COM](http://PEOPLESCOMPANY.COM)

## 883.41 ACRES M/L



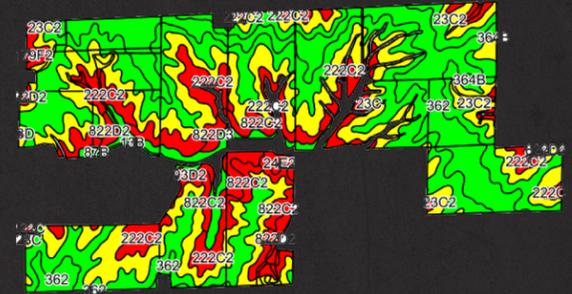
**DIRECTIONS:** 195th Avenue, Osceola, IA 50213

From Osceola, IA travel west on Clay Street for approximately 4 miles to 195th Avenue. Turn right (north) onto 195th Avenue and travel for 1.2 miles. The property will be to the west. Look for Peoples Company signs.

From Murray, IA travel east on Highway 34 for approximately 4.8 miles to 180th Avenue. Turn left (north) onto 180th Avenue and travel for 2 miles to Leisure Drive. When you come to the T-intersection the property will be to the north (Acreage not included). Look for Peoples Company signs.

## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
364B	Grundy silty clay loam	247.22	30.1%		72
23C2	Arispe silty clay loam	222.21	27.1%		62
362	Haig silt loam	135.16	16.5%		83
222C2	Clarinda silty clay loam	87.96	10.7%		28
822C2	Lamoni clay loam	35.41	4.3%		31
13B	Olmitz-Zook-Colo complex	25.04	3.0%		77
23C	Arispe silty clay loma	16.16	2.0%		66
822D2	Lamoni clay loam	15.95	1.9%		11
822D3	Lamoni clay loam	15.81	1.9%		7
Weighted Average					61.2



**PRICE: \$8,160,000**  
**NET TAXES: \$19,752**

LISTING #15596

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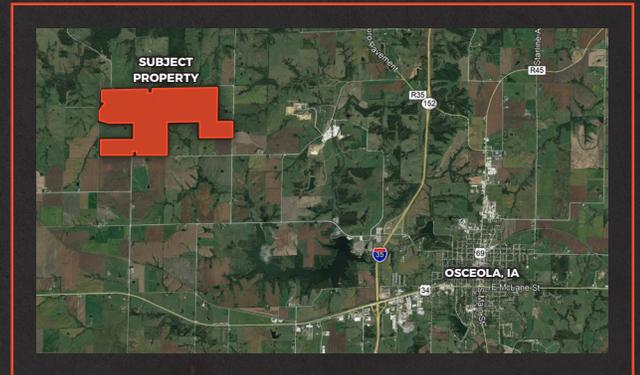
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