

Iowa

Farmland

CLARKE COUNTY

Available



Here is an excellent opportunity to purchase your own piece of heaven, with high-quality tillable farmland, recreational opportunities, and several stunning building sites. This 80-acre m/l farm is located just north of Osceola, Iowa, and just 1 mile east of the Truro Pavement on the southeast corner of 210th Avenue and Page Street. The 63.17 tillable acres m/l carry a CSR2 average of 50.6 with nearly half the tillable acres carrying an 80 CSR2 average or better! On the northwest corner of the property, you will find an old farmstead location that would make the perfect building site for your future home with some amazing views of the surrounding countryside. The existing farm pond and timbered draws allow for hunting and fishing opportunities right out the back door. Rural water is serviced through the Southern Iowa Rural Water Association and electric service is through Clarke Electric Co-op. Take this opportunity to own quality Clarke County, Iowa farmland with many more opportunities!

80 ACRES M/L



Tillable Soils

Code	Soil Description	Acres	% of Field	Legend	CSR2
882D2	Lamoni clay loam	22.31	35.3%		11
Y24E2	Shelby clay loam	9.48	15.0%		35
368B	Macksburg silty clay loam	8.91	14.1%		89
570C2	Nira silty clay loam	7.98	12.6%		81
370C	Sharpsburg silty clay loam	7.17	11.4%		81
370C2	Sharpsburg silty clay loam	5.97	9.5%		80
368	Macksburg silty clay loam	0.77	1.2%		93
370B	Sharpsburg silty clay loam	0.58	0.9%		91
Weighted Average:					50.6

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