DESCRIPTION
Offering 50 acres m/l of high quality Clarke County farmland and pasture located north of Osceola. Farm consists of 45 tillable acres carrying a CSR2 of 81.1 (CSR of 77.6). Primary soil types on the tillable acres include Macksburg, Nira, and Sharpsburg. Farm includes more than 2,500 linear feet of newly installed tile. Potential building sites on the north end of the property with 2-inch rural water line available along 220th Avenue. Farm is located in Section 12 of Washington Township.

LEGAL DESCRIPTION
50 acres m/l in the East 1/2 of the Northeast 1/4 of Section 12, Township 73 North, Range 26 West of the 5th PM in Clarke County, Iowa. Brief legal description should not be used on legal documents. Exact legal description will be taken from abstract.

DIRECTIONS
From New Virginia, travel west on Hwy G76 approximately 3.75 miles (crossing over Interstate 35) to 220th Avenue. Turn south onto 220th Avenue and continue approximately 2 miles where road turns back east. Continue approximately 0.5 miles. Farm is situated on the south side of 220th Ave.

PRICE: $344,014  PRICE/Acre: $6,880

FARM DETAILS
Corn: 45.8 base acres with a PLC Yield of 90
Beans: 2.4 base acres with a PLC Yield of 37

Farm is currently enrolled in ARC-CO. Wetland Determination has been completed and the farm does not contain a wetland. Farm Program Information is subject to change when the farm is reconstituted by the Clarke County FSA Office.

LEGAL DESCRIPTION
50 acres m/l in the East 1/2 of the Northeast 1/4 of Section 12, Township 73 North, Range 26 West of the 5th PM in Clarke County, Iowa. Brief legal description should not be used on legal documents. Exact legal description will be taken from abstract.

DIRECTIONS
From New Virginia, travel west on Hwy G76 approximately 3.75 miles (crossing over Interstate 35) to 220th Avenue. Turn south onto 220th Avenue and continue approximately 2 miles where road turns back east. Continue approximately 0.5 miles. Farm is situated on the south side of 220th Ave.