

Clover Leaf Farms, Ltd.



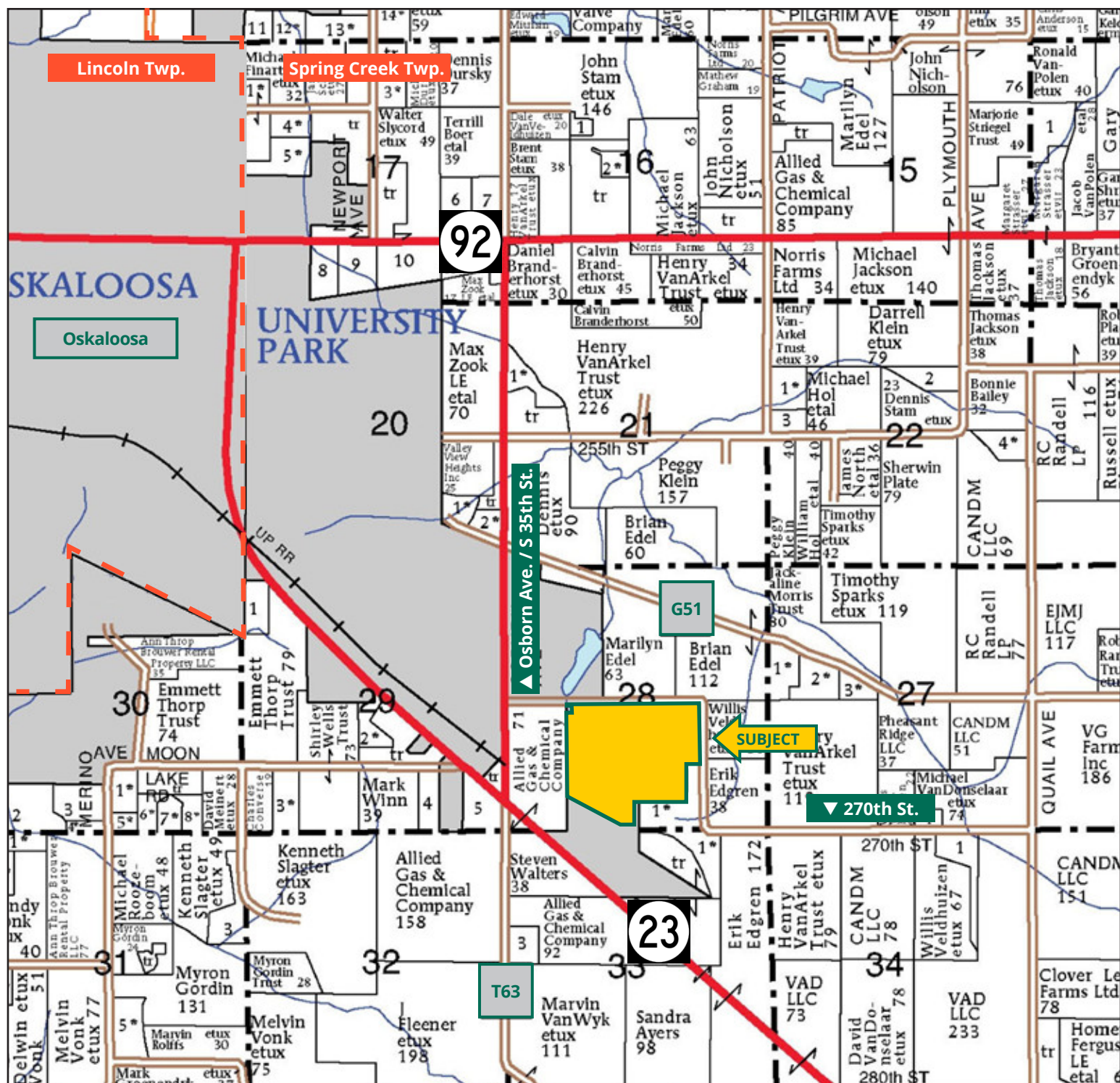
RACHELLE HELLER, ALC
Licensed Salesperson in IA & MO
319.800.9316
RachelleH@Hertz.ag



ADAM SYLVESTER, AFM
Licensed Salesperson in IA
319.721.3170
AdamS@Hertz.ag

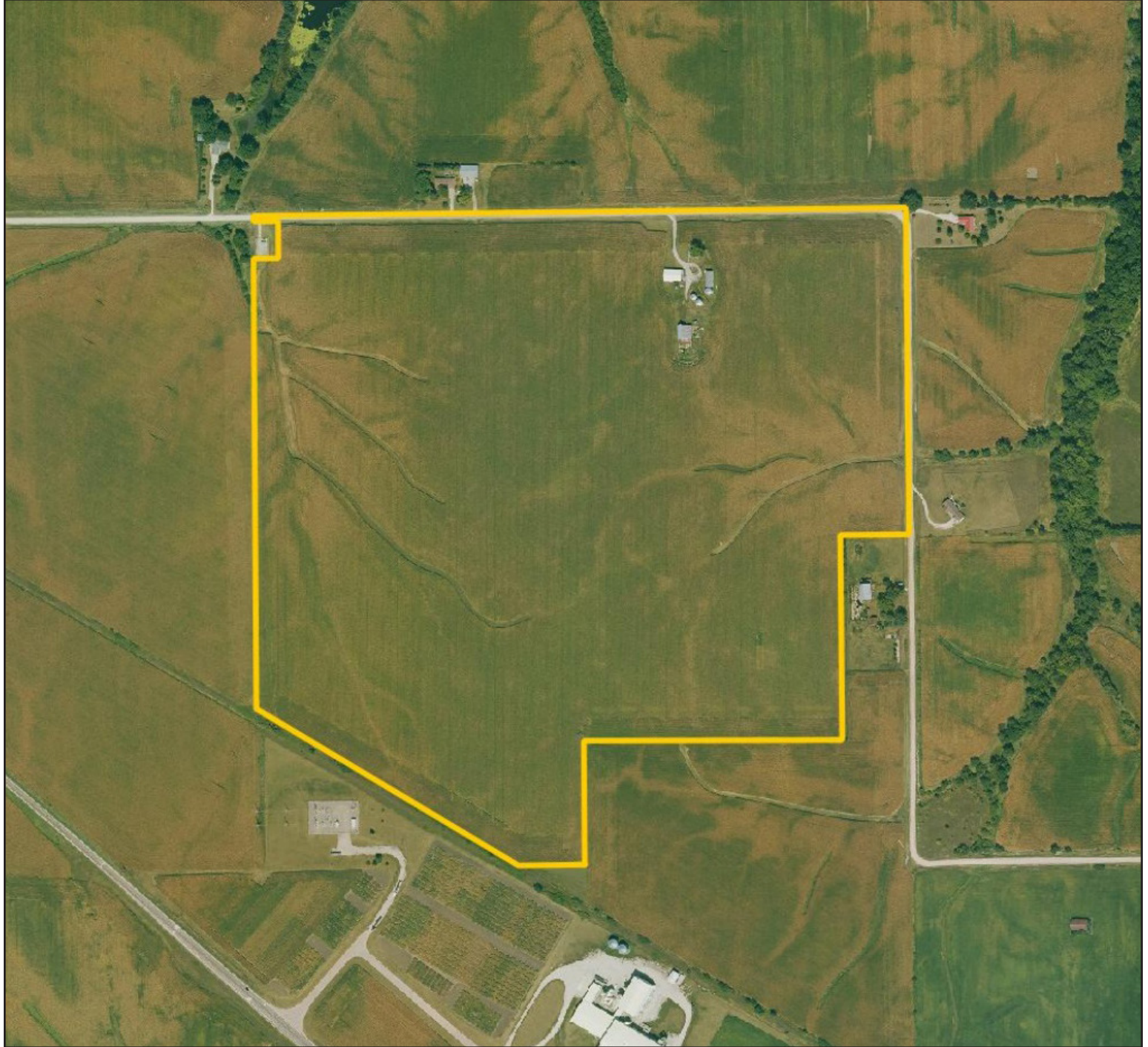
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131.88 Acres, m/l
Mahaska County, IA



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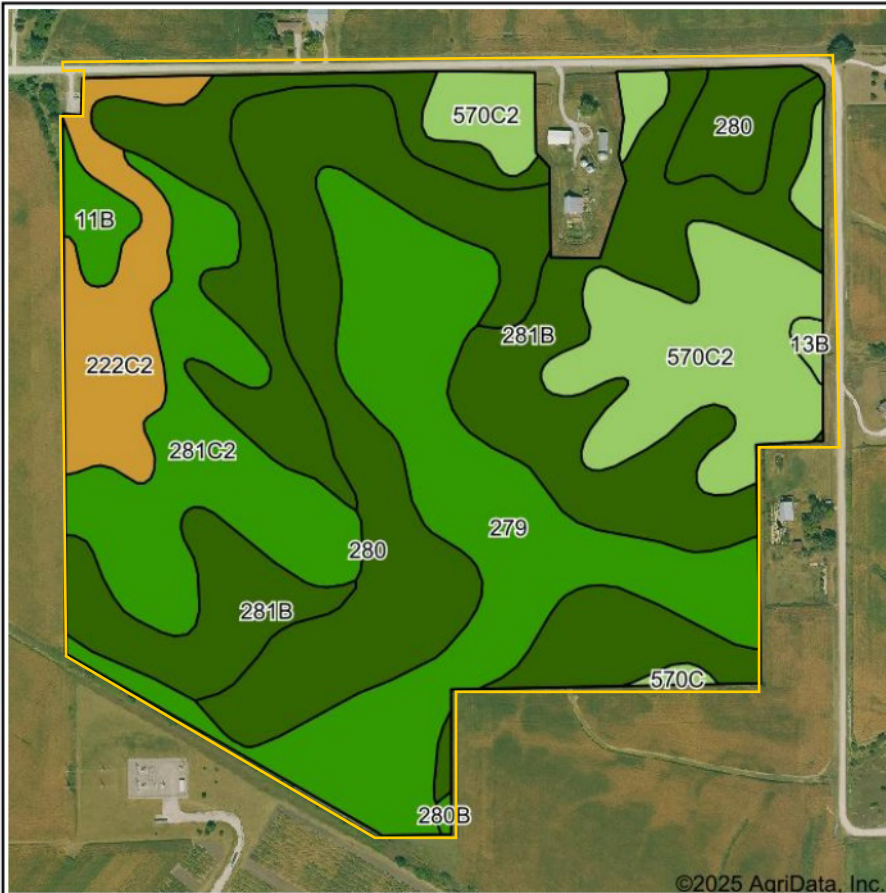
Est. Acres in Production: 124.50 | Soil Productivity: 83.20 CSR2



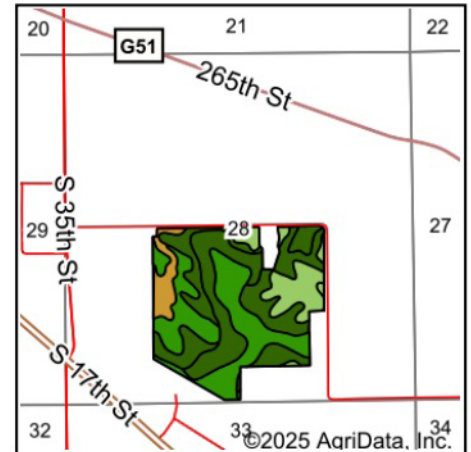
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Soils data provided by USDA and NRCS.



State: Iowa
County: Mahaska
Location: 28-75N-15W
Township: Spring Creek
Acres: 124.5
Date: 8/28/2025



Maps Provided By:



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Area Symbol: IA123, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
281B	Otley silty clay loam, 2 to 5 percent slopes	36.88	29.6%		Ile	91
279	Taintor silty clay loam, 0 to 2 percent slopes	25.01	20.1%		IIlw	83
280	Mahaska silty clay loam, 0 to 2 percent slopes	23.13	18.6%		Ilw	94
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	15.68	12.6%		IIIle	72
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	13.58	10.9%		IIIle	82
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.65	6.1%		IVw	38
11B	Colo-Ely complex, 0 to 5 percent slopes	1.70	1.4%		IIlw	86
13B	Nodaway-Vesser silt loams, 2 to 5 percent slopes	0.40	0.3%		IIlw	79
570C	Nira silty clay loam, 5 to 9 percent slopes	0.33	0.3%		IIIle	76
280B	Mahaska silty clay loam, 2 to 5 percent slopes	0.14	0.1%		Ile	89
Weighted Average					2.17	83.2

**IA has updated the CSR values for each county to CSR2.

Location

From the intersection of Osborn Ave. / S 35th St. and 270th St. in Oskaloosa: Go east for 0.6 miles. Property is located on the south side of the road.

Simple Legal

E½ SW¼ and NW¼ SE¼ and Lot 1 of SW¼ SE¼, except Parcel A, part of E½ SE¼, and RR ROW, all in Section 28, Township 75 North, Range 15 West of the 5th P.M., Mahaska Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,925,488
- \$14,600/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

Taxes Payable 2025 - 2026: \$5,604.00
Surveyed Acres: 131.88
Net Taxable Acres: 130.24

Lease Status

Open lease for the 2026 crop year.

FSA Data

FSA data not obtained.
There are an estimated 124.50 acres in crop production. Contact agent for details.

Soil Types/Productivity

Primary soils are Otley, Taintor, and Mahaska. CSR2 on the estimated crop acres in production 83.20. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Nearly level to moderately sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

- 24' x 18' Grain Bins (1977)
- 27' x 18' Grain Bins (1970)
- Steel Utility Shed (1977)
- Utility Shed (1939)
- (2) Barns (1910)
- (2) Lean-Tos (1925)

Water & Well Information

None.

Comments

High-Quality Mahaska County farm.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Looking Southeast



Looking South

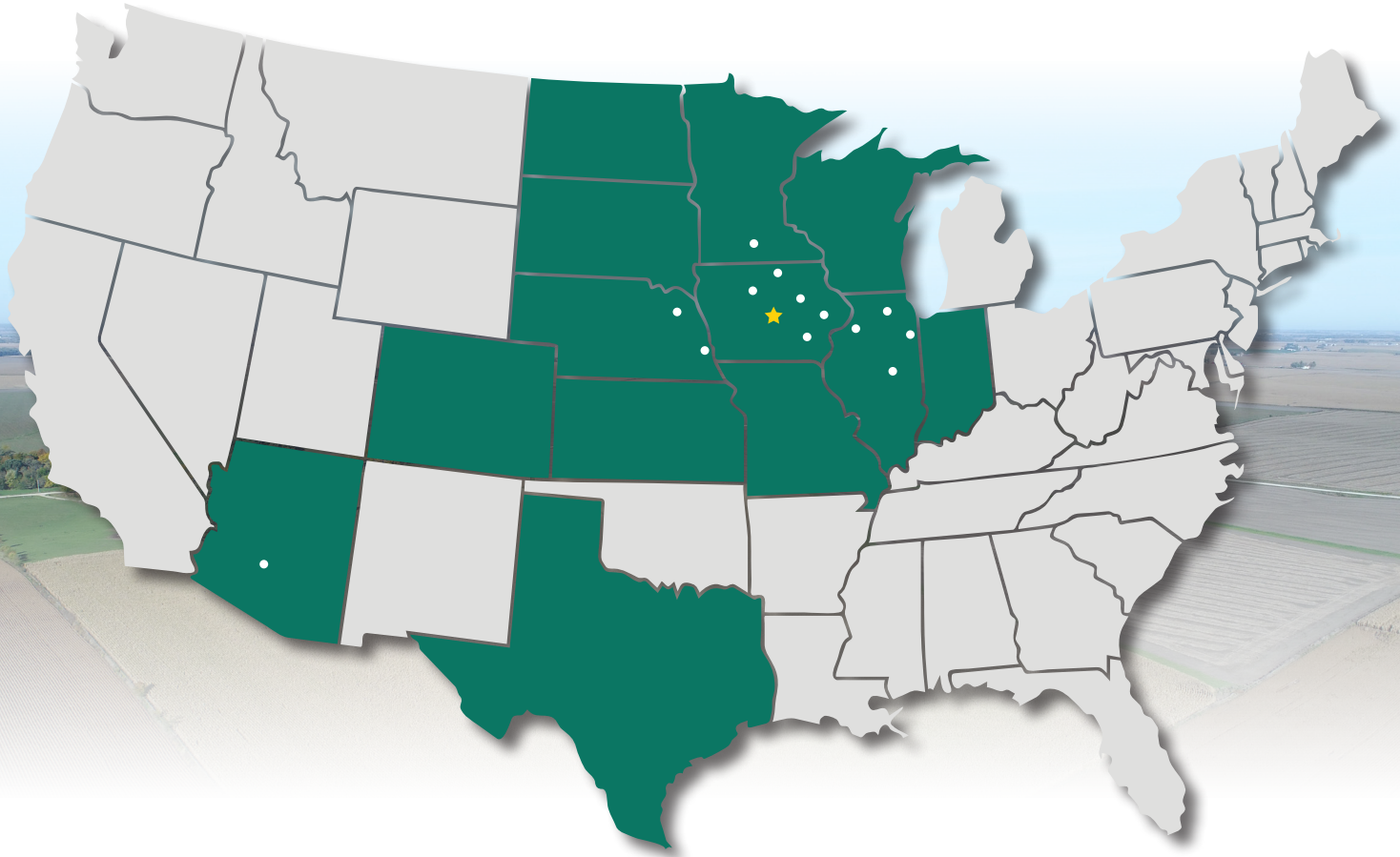


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