



LAND FOR SALE

Prime Development Land Located in the City Limits of Osceola, IA



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65.93 Acres, m/l
Clarke County, IA

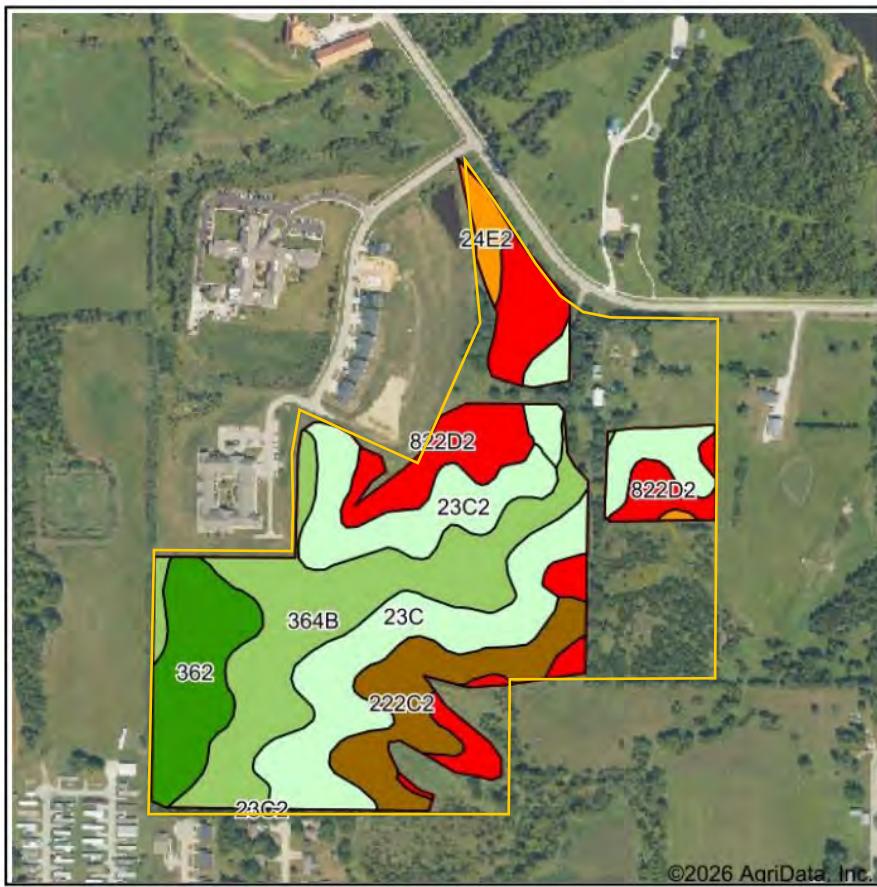


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Est. Current Acres in Production: 46.00 | Soil Productivity: 54.00 CSR2





Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clarke**
 Location: **18-72N-25W**
 Township: **Osceola**
 Acres: **46**
 Date: **2/3/2026**



Maps Provided By
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Area Symbol: IA039, Soil Area Version: 31						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
364B	Grundy silty clay loam, 2 to 5 percent slopes	11.25	24.4%		IIe	72
23C	Arispe silty clay loam, 5 to 9 percent slopes	10.44	22.7%		IIIe	66
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	8.50	18.5%		IVe	11
362	Haig silt loam, 0 to 2 percent slopes	5.09	11.1%		IIw	83
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.03	10.9%		IVw	28
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	4.65	10.1%		IIIe	62
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	1.04	2.3%		IVe	40
Weighted Average						2.96
CSR2**						54

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Exit 34 along I-35 near Osceola: Go east on Clay St. / Kansas St. for $\frac{1}{2}$ mile. Property is located on the south side of the road.

Simple Legal

Part of SW $\frac{1}{4}$ NW $\frac{1}{4}$; part of SE $\frac{1}{4}$ NW $\frac{1}{4}$; part of NW $\frac{1}{4}$ SW $\frac{1}{4}$; part of NE $\frac{1}{4}$ SW $\frac{1}{4}$ and part of SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 18, Township 72 North, Range 25 West of the 5th P.M., Clarke Co., IA. *Final abstract/title documents to govern legal description.*

Address

1208 W Clay St.
Osceola, IA 50213

Price & Terms

- \$890,055
- \$13,500/acre

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025 - 2026: \$1,176.00
Net Taxable Acres: 65.93

Zoning

Property is zoned R-2 within the city limits of Osceola, IA.

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 798, Tract 995
FSA/Eff. Crop Acres: 72.83
Current Acres in Production: 46.00*
*Clarke County FSA office is reporting 72.83 FSA/Eff. crop acres; however, there are only an estimated 46.00 acres currently in production. Base Acres and PLC Yields were not reported. Contact agent for details.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Grundy, Arispe, Lamoni, and Haig. CSR2 on the estimated current acres in production is 54.00. 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 strongly sloping.

Drainage

Natural.

Buildings/Improvements

There is an old corn crib and two old pole barns on the property.

Water & Well Information

A well is located on the acreage site.

Utilities

Water and sewer connections are available at or near the property. See maps.

Powerline Easement

The property is subject to a proposed powerline easement. Contact agent for details.



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.

South looking North



West looking East

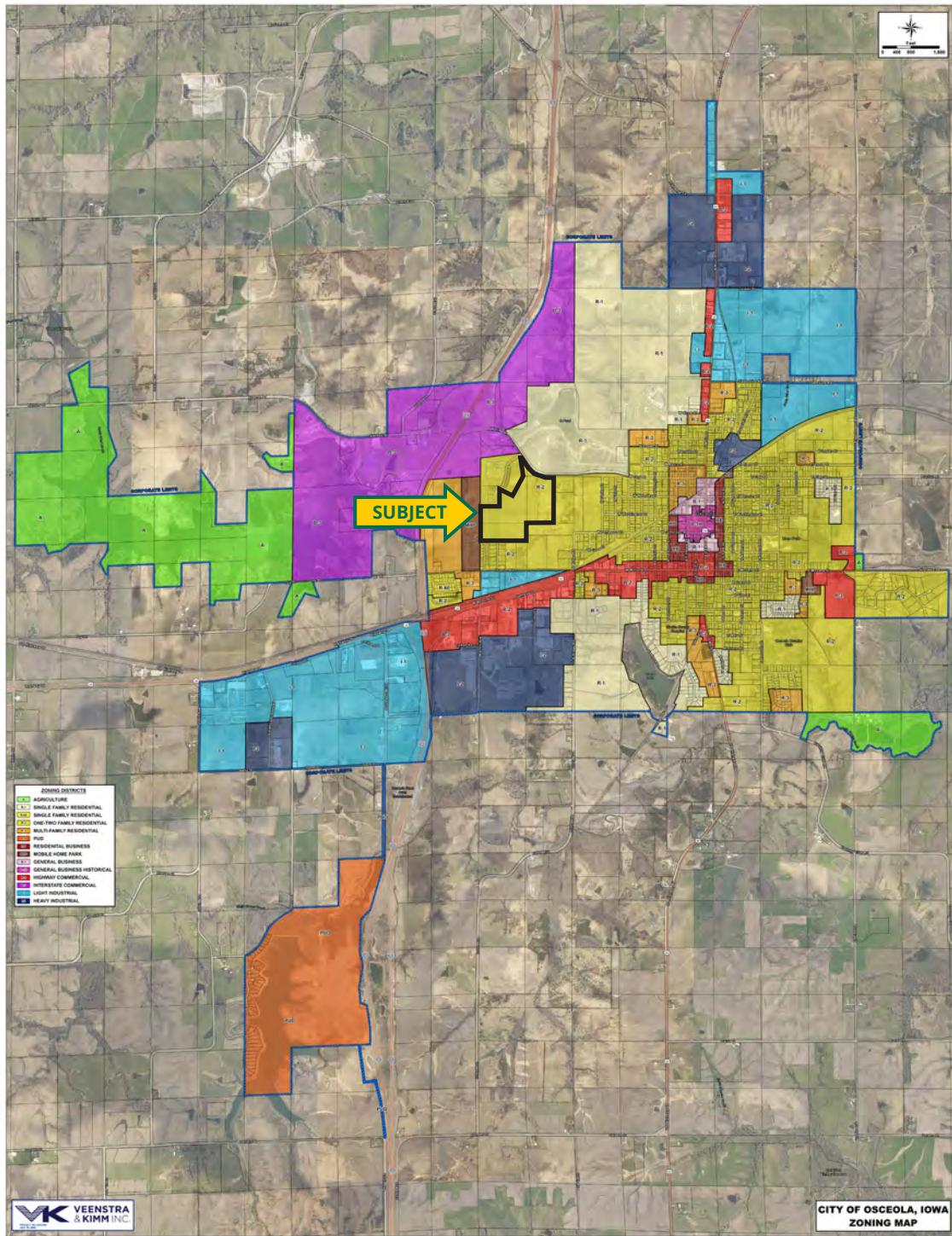


Southeast looking Northwest

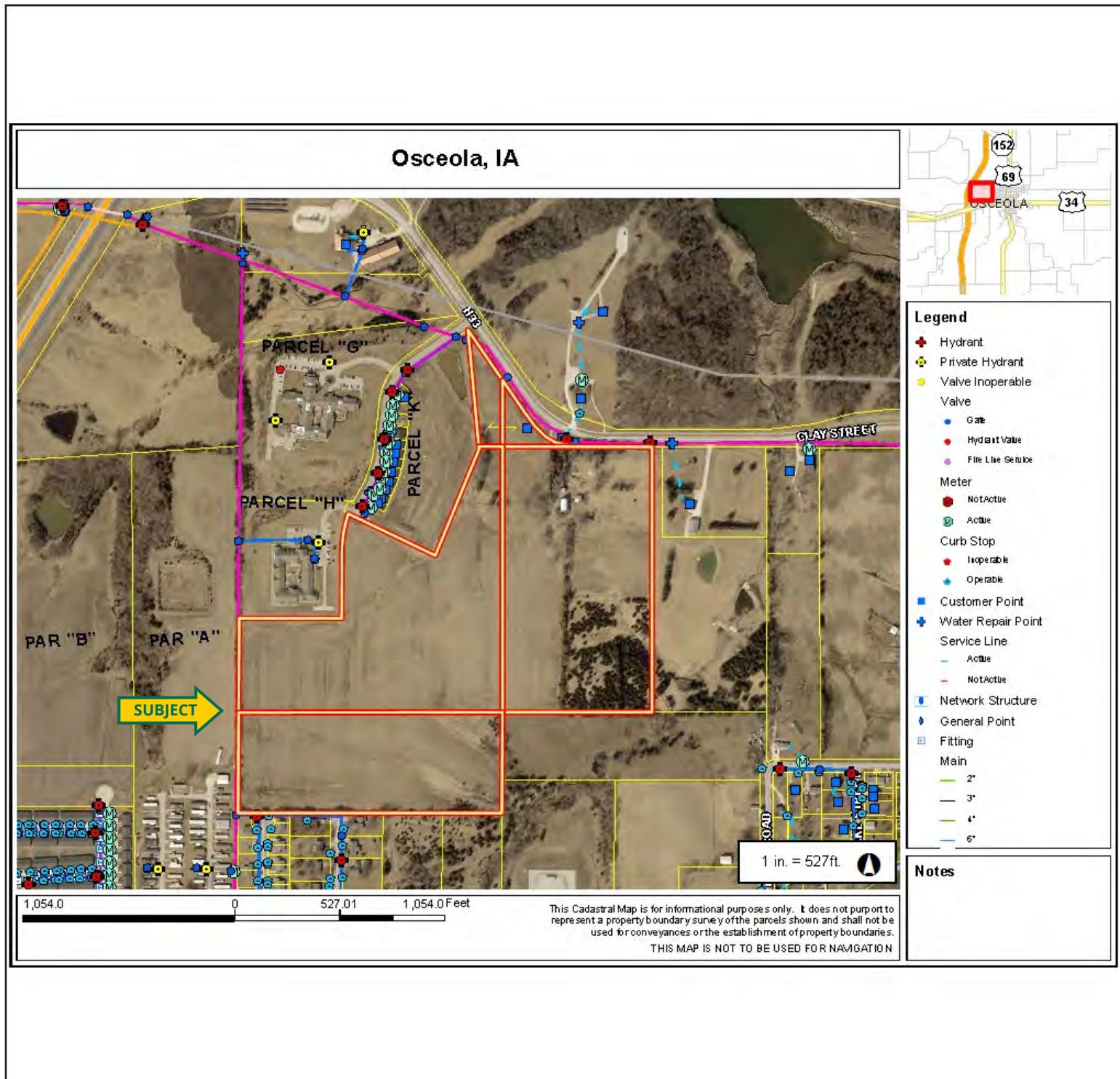


Northeast looking Southwest

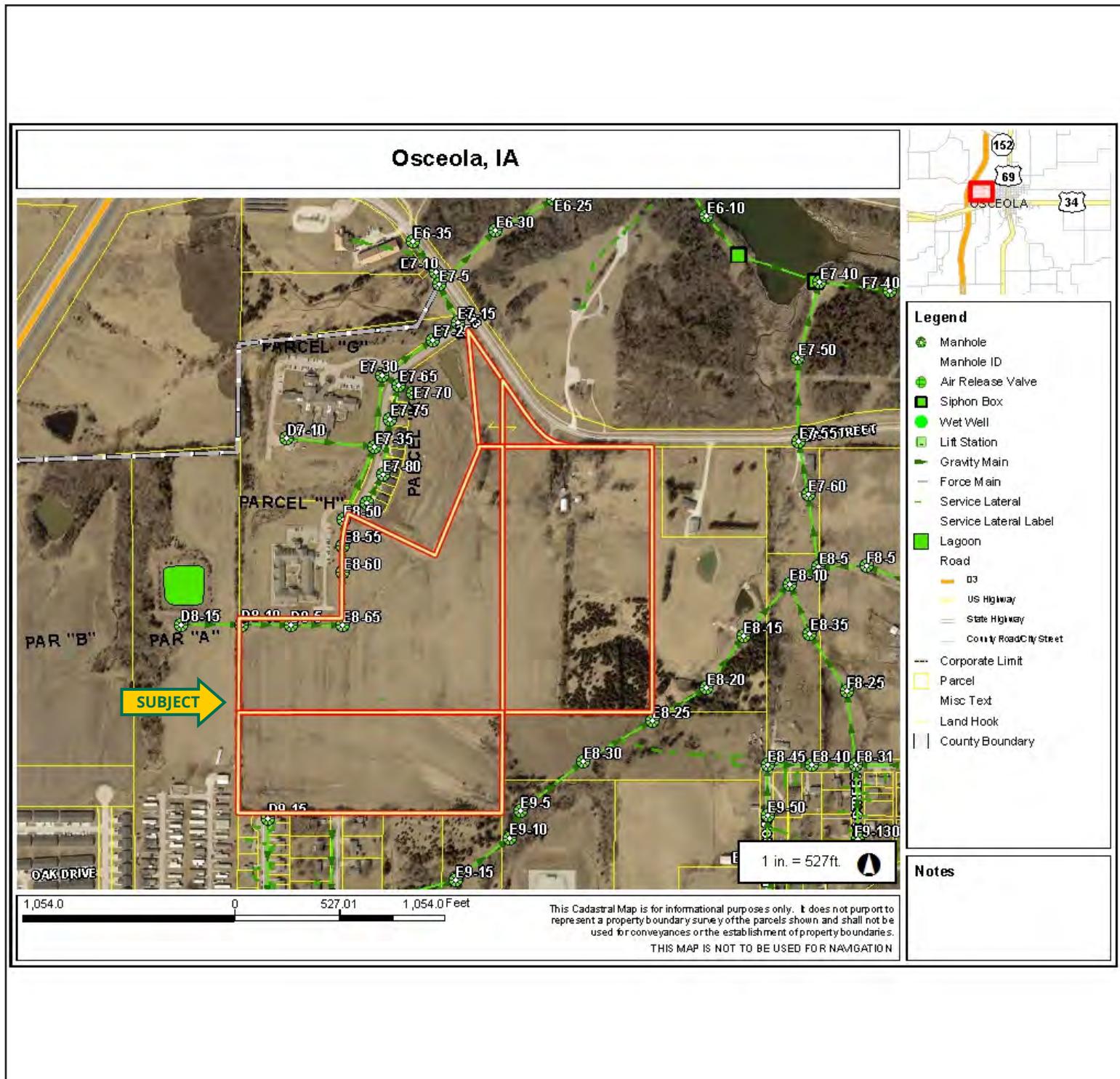




Map obtained from the City of Osceola Planning & Zoning.

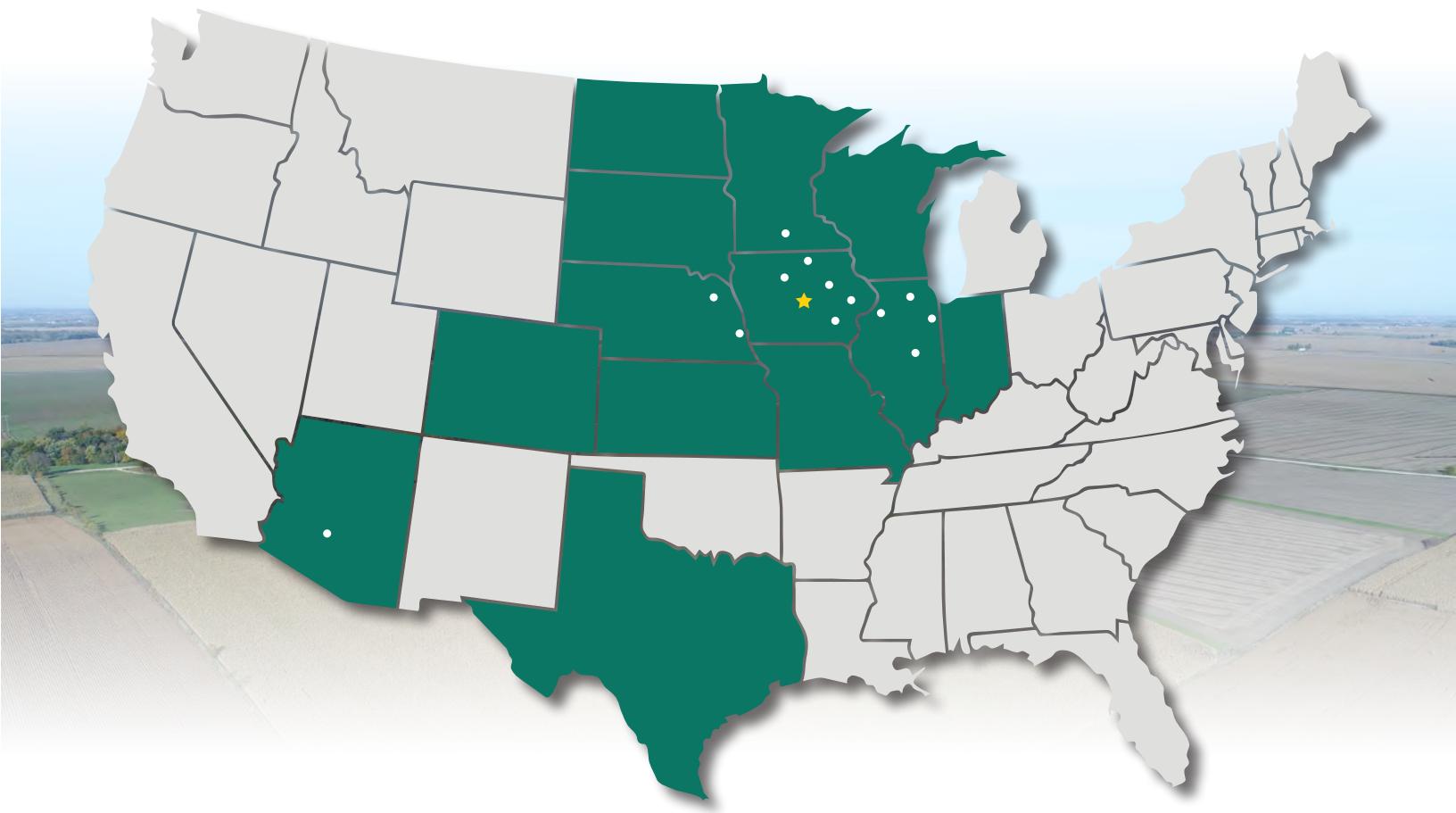


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