



# LAND FOR SALE

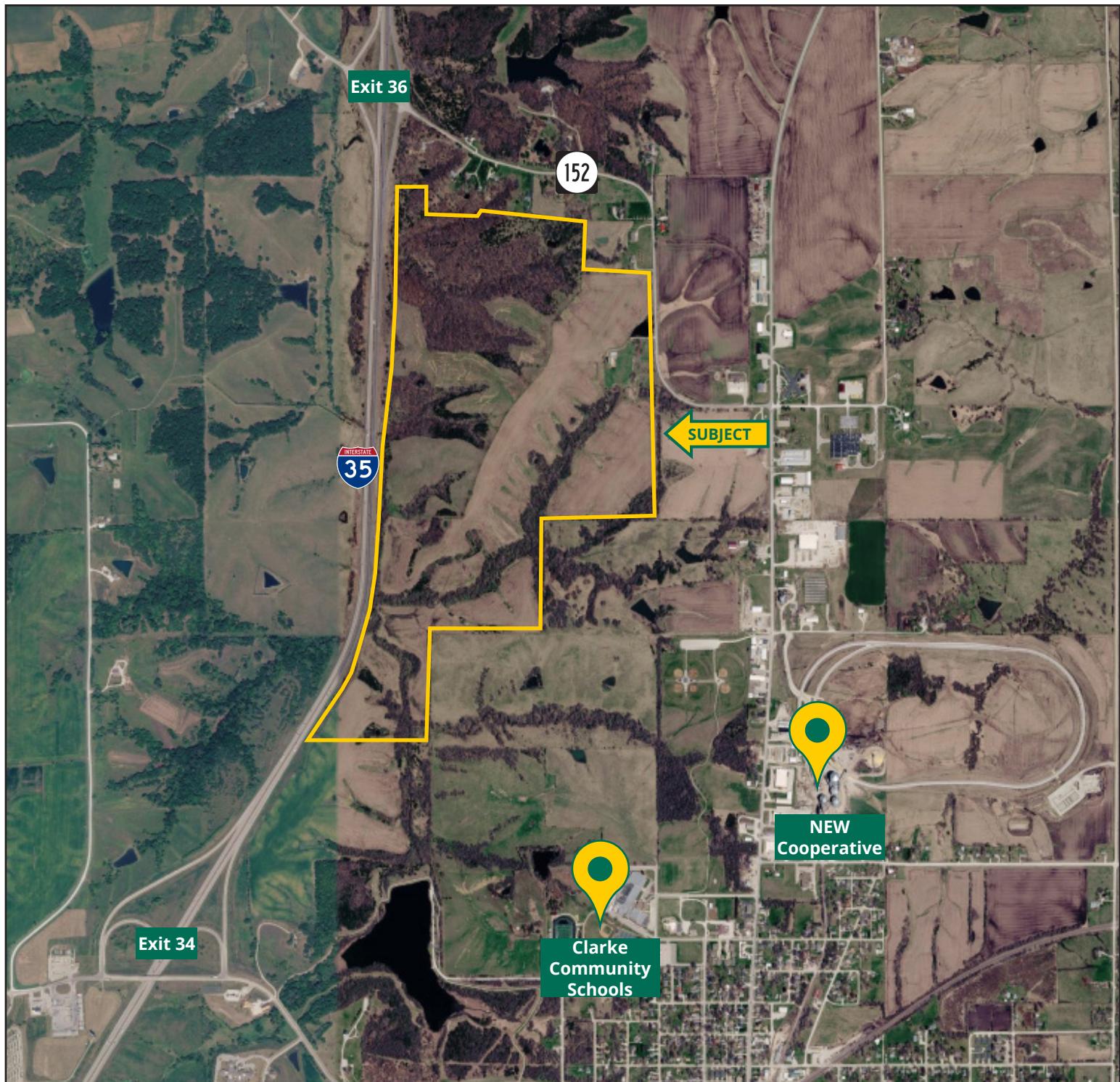
**Great Mixed Use Tract with Easy Access from I-35**



**MATT VEGTER, ALC**  
Licensed Salesperson in IA  
**515.290.7286**  
MattV@Hertz.ag

**515.382.1500** | 415 S. 11th St., PO Box 500  
Nevada, IA 50201-0500 | [www.Hertz.ag](http://www.Hertz.ag)

**339.46 Acres, m/l**  
**Clarke County, IA**



©2020 Google - Imagery Date: 4/6/2025

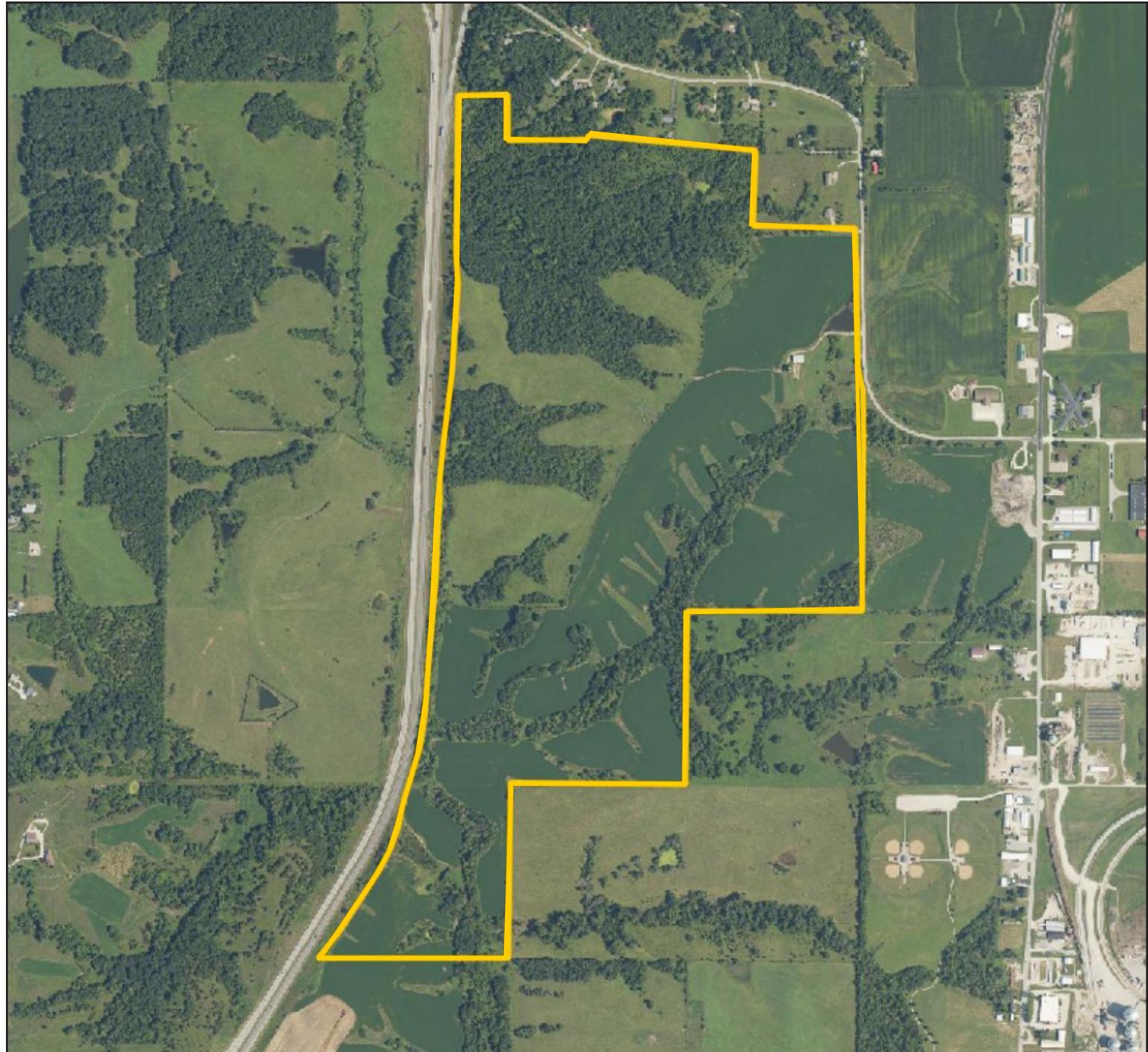
515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | [www.Hertz.ag](http://www.Hertz.ag)

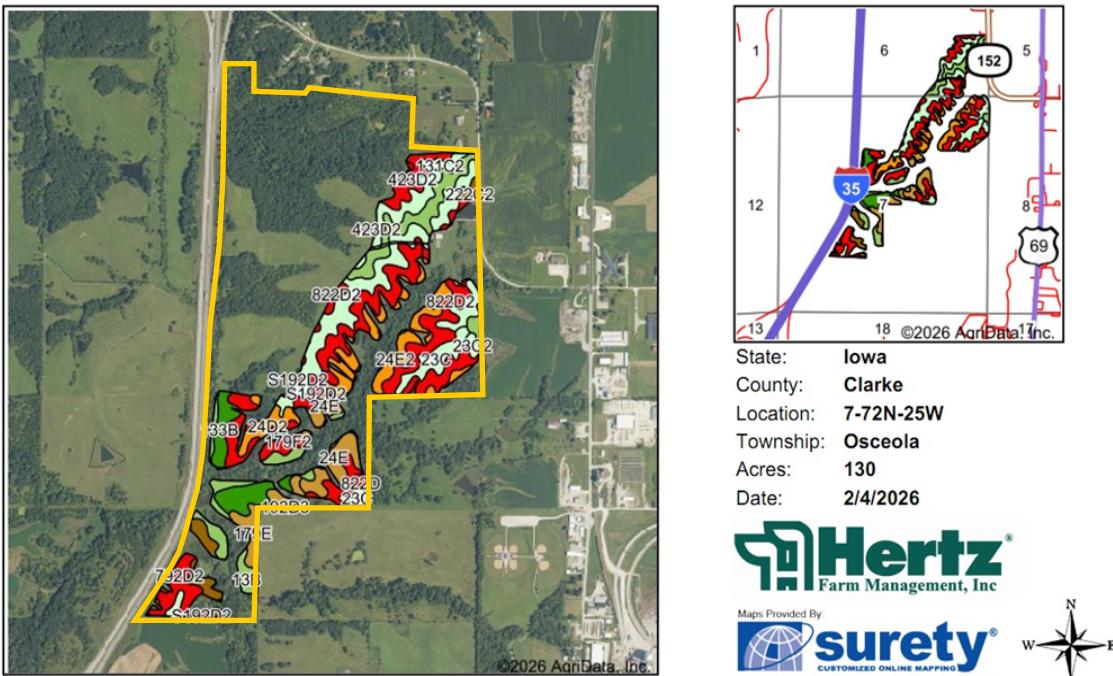
MATT VEGTER, ALC

515.290.7286

MattV@Hertz.ag

Est. Acres in Production: 130.00 | Soil Productivity: 41.50 CSR2





Soils data provided by USDA and NRCS.

Area Symbol: IA039, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	24.66	18.9%		IIIe	62
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	21.47	16.5%		IVe	11
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	11.60	8.9%		IVe	40
13B	Olmitz-Zook-Colo complex, 0 to 5 percent slopes	8.59	6.6%		IIw	77
364B	Grundy silty clay loam, 2 to 5 percent slopes	8.54	6.6%		IIIe	72
133B	Colo silty clay loam, heavy till, 2 to 5 percent slopes, rarely flooded	7.92	6.1%		IIw	80
24E	Shelby loam, 14 to 18 percent slopes	6.83	5.3%		IVe	32
179F2	Gara clay loam, 18 to 25 percent slopes, moderately eroded	6.46	5.0%		IVe	11
23C	Arispe silty clay loam, 5 to 9 percent slopes	5.01	3.9%		IIIe	66
179E	Gara loam, 14 to 18 percent slopes	4.49	3.5%		VIe	30
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	4.33	3.3%		IVe	5
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	4.03	3.1%		VIe	23
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	3.82	2.9%		IVe	6
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	3.61	2.8%		IIIe	48
S192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	3.04	2.3%		IVe	9
192D	Adair loam, heavy till, 9 to 14 percent slopes	2.78	2.1%		IVe	16
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	1.41	1.1%		IIIe	62
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.78	0.6%		IVw	28
822D	Lamoni clay loam, 9 to 14 percent slopes	0.63	0.5%		IVe	8
Weighted Average						3.48
41.5						

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Location

From Exit 36 off of I-35, go east on Hwy. 152. In 1.50 miles the property will be on the west side of the road.

## Simple Legal

Part of Section 6 and Part of Section 7, all within Township 72 North, Range 25 West of the 5th P.M., Clarke Co., IA. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$2,189,517
- \$6,450/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

As negotiated.

## Real Estate Tax

Taxes Payable 2025-2026: \$3,948  
Net Taxable Acres: 339.46  
Tax per Net Taxable Acre: \$12.61

## Zoning

The south portion of the property is within Osceola city limits and zoned B-3 and R-1. See map for details.

## Lease Status

Leased through the 2026 crop year.

## FSA Data

Farm Number 4293, Tract 11119  
FSA/Eff. Crop Acres: 198.59\*  
Acres in Production: 130.00\*  
Corn Base Acres: 60.93\*  
Corn PLC Yield: 115 Bu.  
Bean Base Acres: 11.97\*  
Bean PLC Yield: 35 Bu.  
Wheat Base Acres: 20.25\*  
Wheat PLC Yield: 38 Bu.

*\*Acres are estimated pending reconstitution of farm by the Clarke County FSA office.*

## NRCS Classification

HEL: Highly Erodible Land.

## Soil Types/Productivity

Primary soils are Arispe, Lamonia & Shelby clay loam. CSR2 on the estimated acres in production is 41.50. 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

Strongly sloping.

## Drainage

Natural with some tile. No tile maps are available.

## Buildings/Improvements

- 52' x 72' Livestock Shed (1965)
- Two concrete silos (1966 & 1967)

## Water & Well Information

There is an unusable well located on the building site. Water service to the property is provided by SIRWA.

## Comments

Great mixed-use property with tillable, pasture and timber acres. Easy access off of I-35 and just a short drive from the Des Moines Metro.



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.

Northeast looking Southwest



Northwest looking Southeast

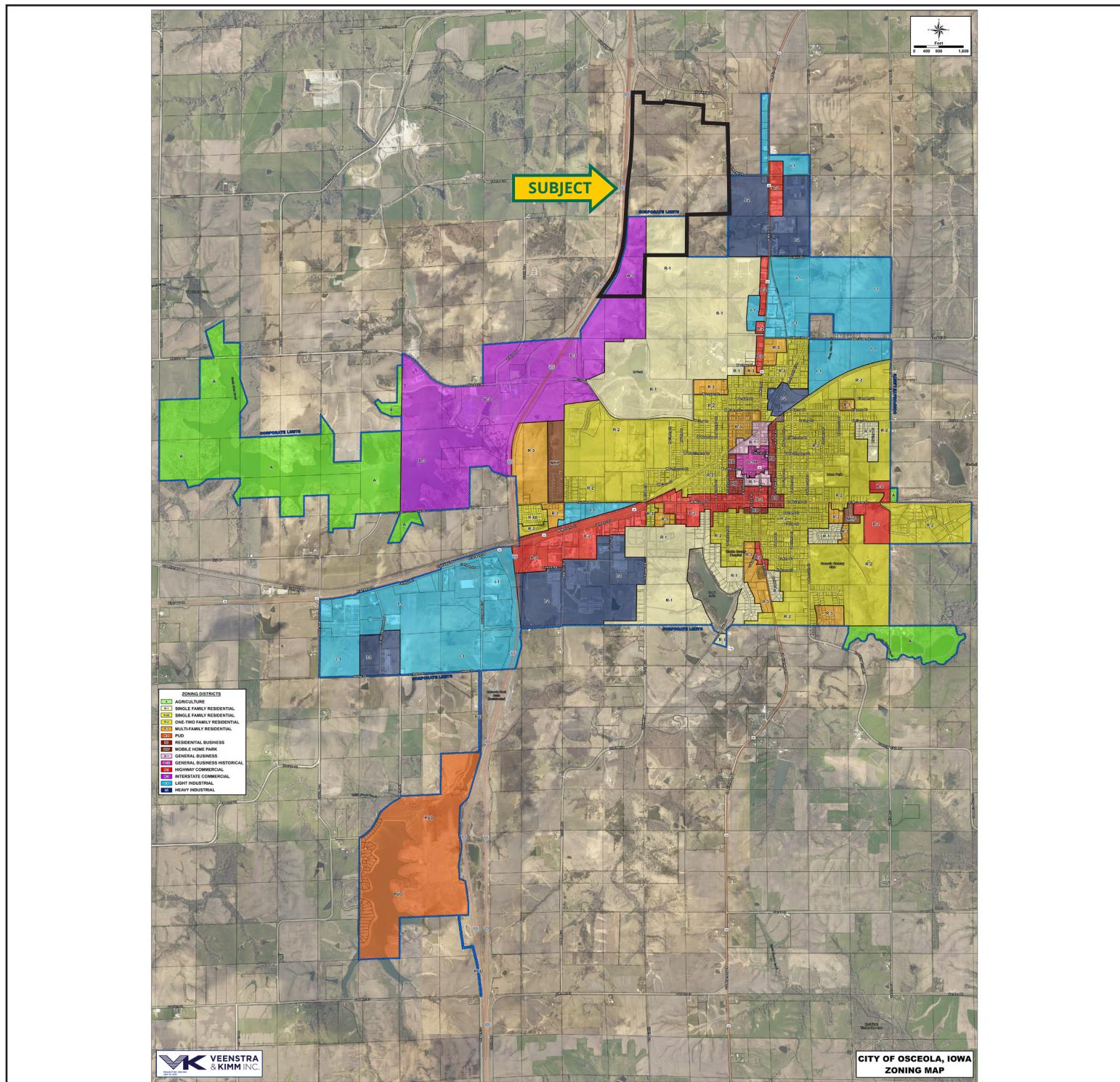


South looking North



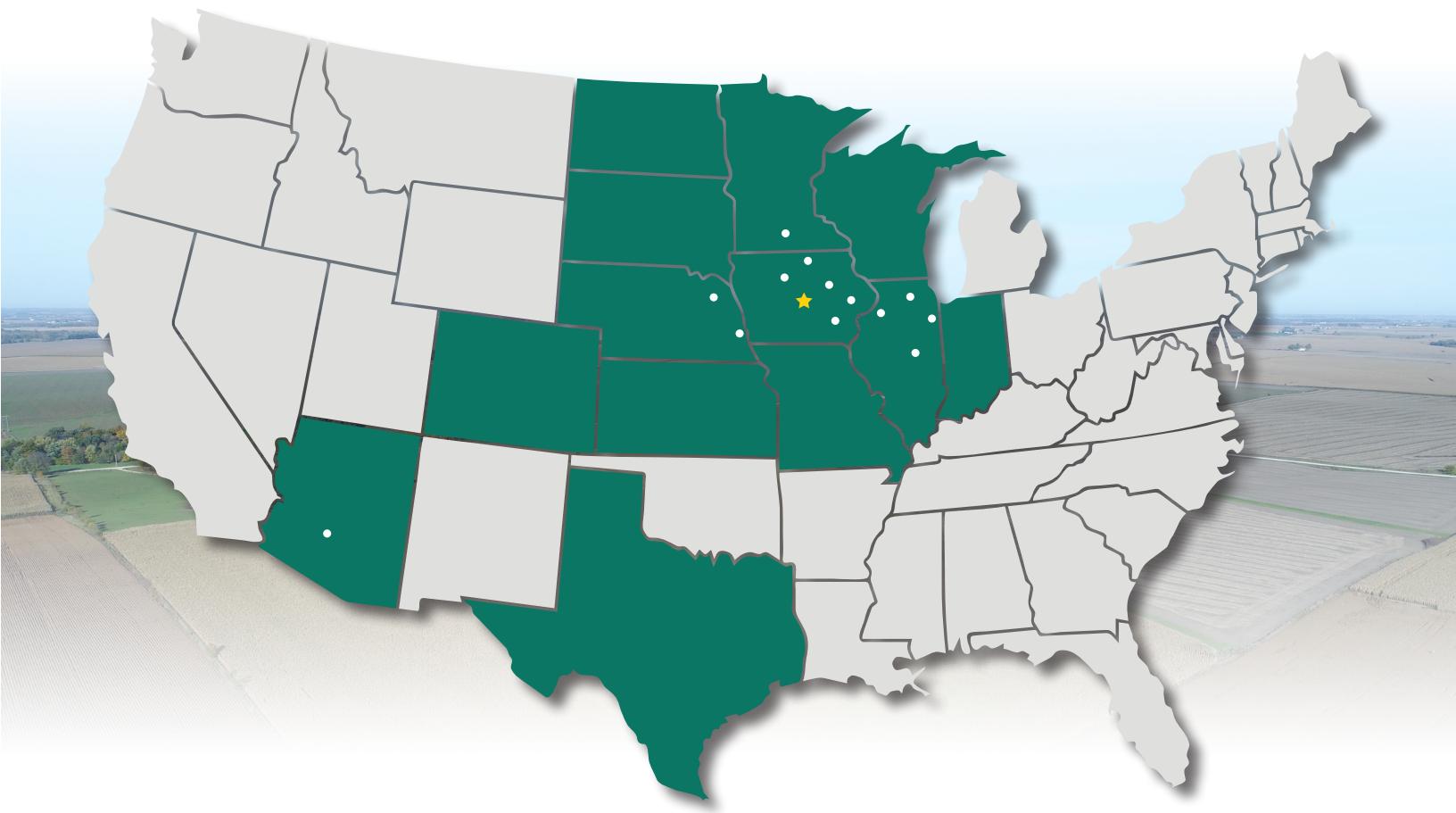
Southwest looking Northeast





Map obtained from the City of Osceola Planning & Zoning

# MAKE THE MOST OF YOUR FARMLAND INVESTMENT



**Real Estate Sales and Auctions**  
**Professional Buyer Representation**  
**Certified Farm Appraisals**  
**Professional Farm Management**