



LAND FOR SALE

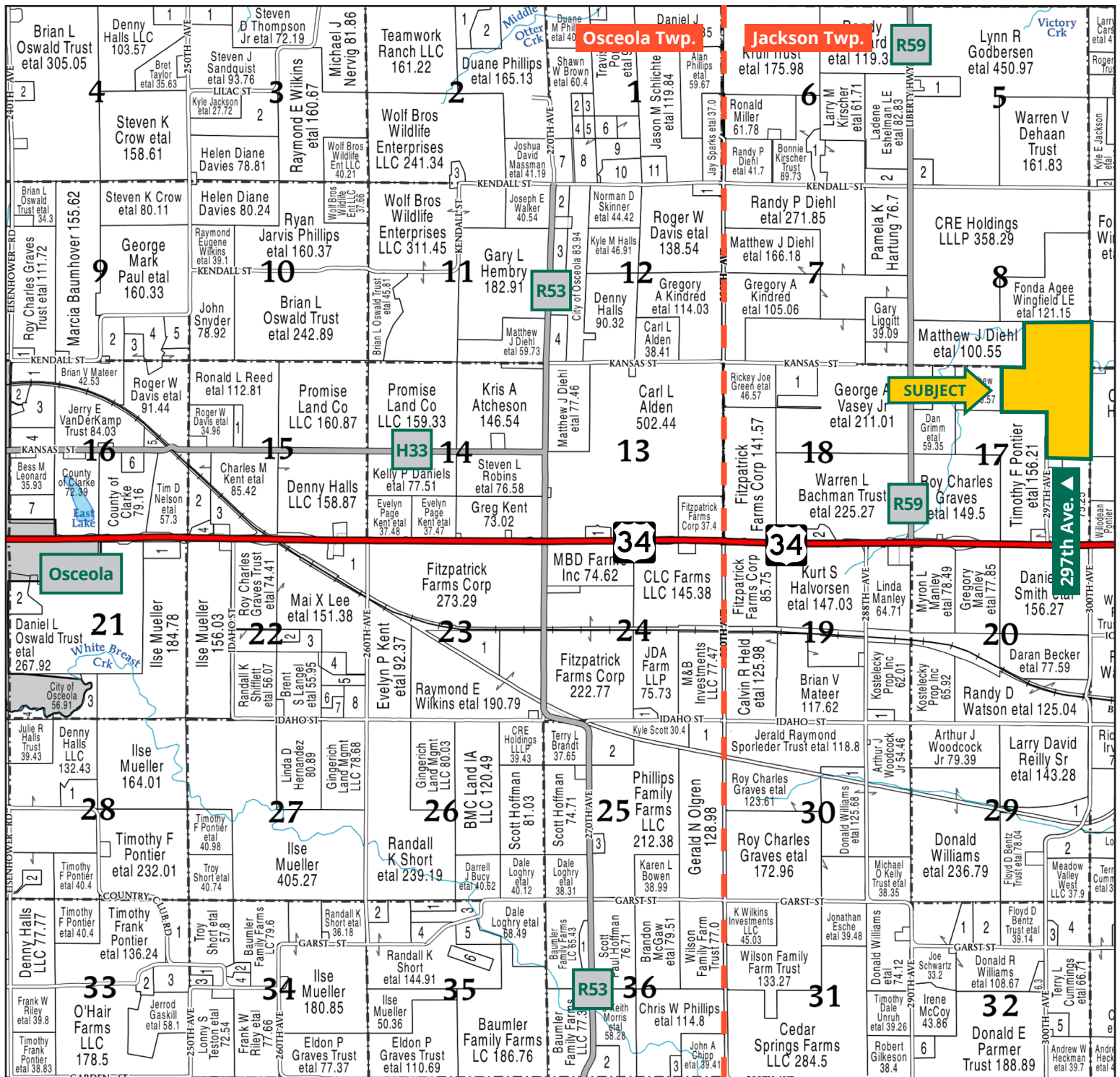
Great Mixed-Use Recreation Tract East of Osceola



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180.00 Acres, m/I
Clarke County, IA

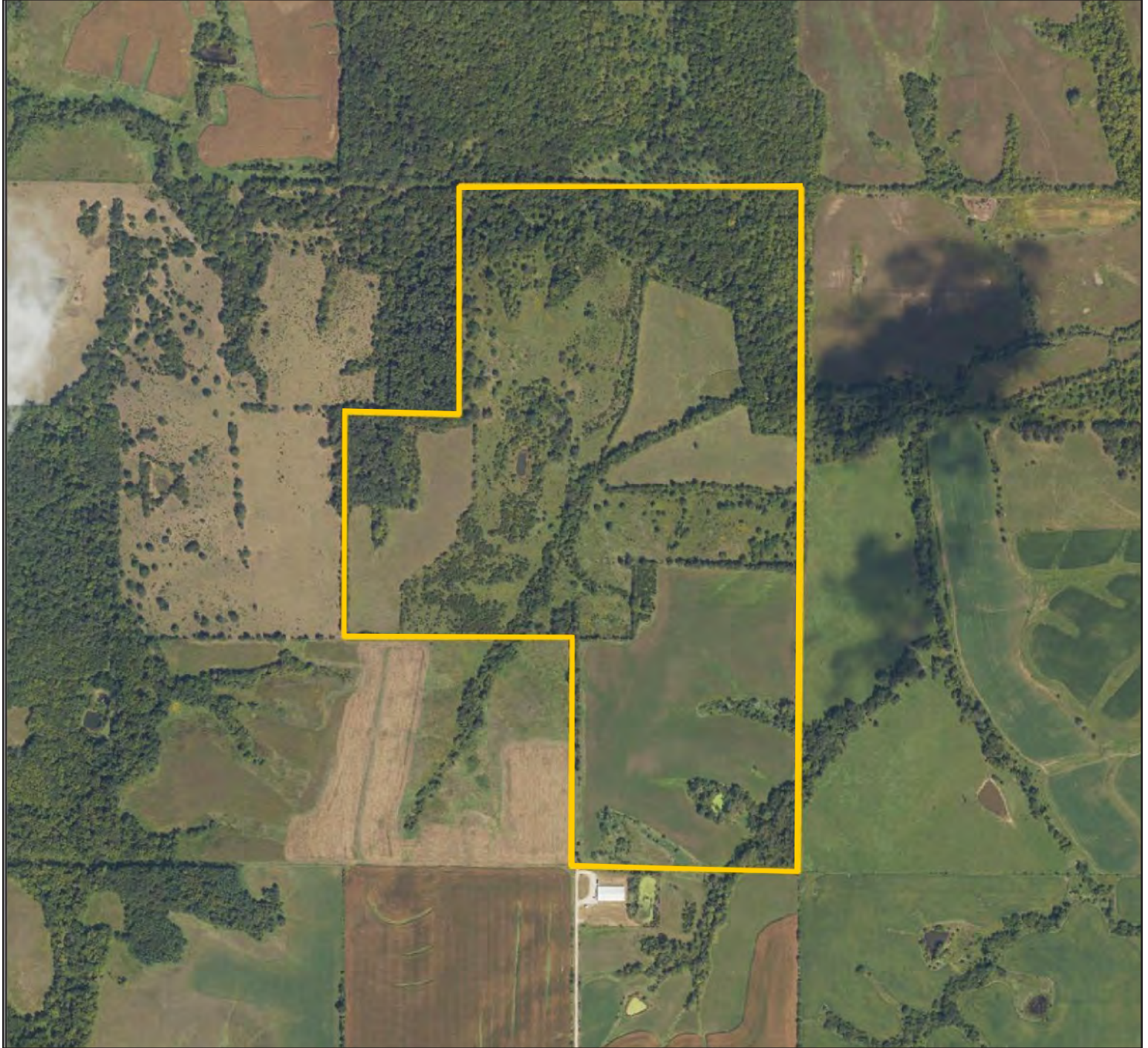


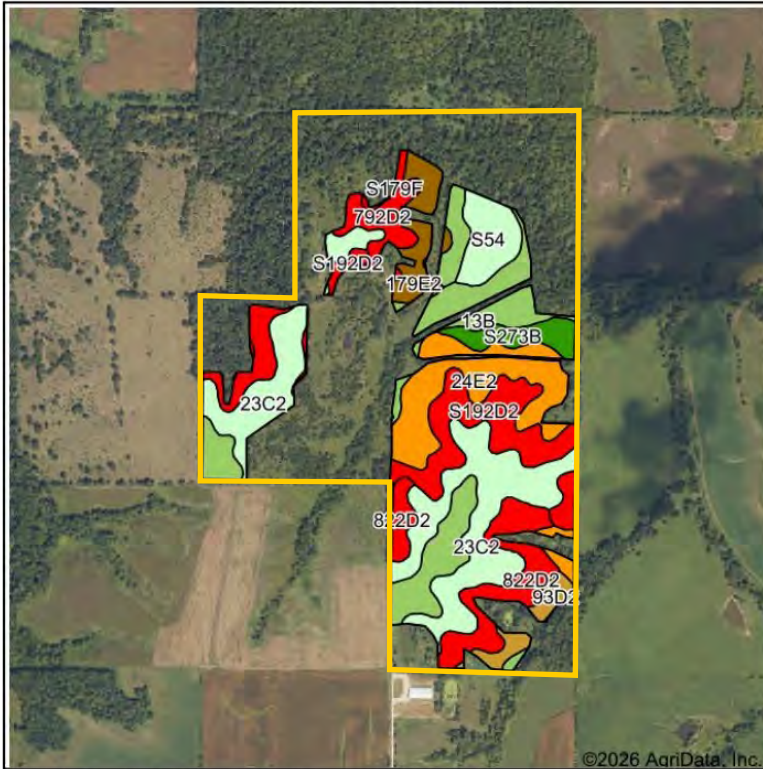
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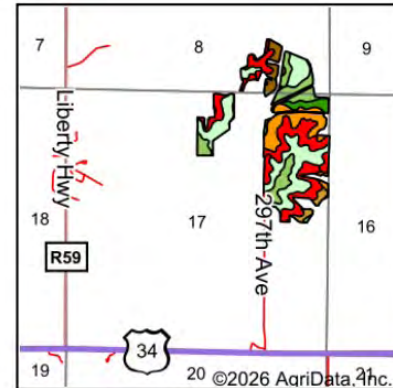
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FSA/Eff. Crop Acres: 98.10 | Soil Productivity: 44.40 CSR2





Soils data provided by USDA and NRCS.



State: Iowa
County: Clarke
Location: 17-72N-24W
Township: Jackson
Acres: 98.1
Date: 8/13/2026



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	25.0%		IIIe	62
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	12.73	13.0%		IVe	40
S192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	12.05	12.3%		IVe	9
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	9.40	9.6%		IVe	11
364B	Grundy silty clay loam, 2 to 5 percent slopes	7.71	7.9%		IIe	72
13B	Olmitz-Zook-Colo complex, 0 to 5 percent slopes	7.31	7.5%		IIw	77
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	6.49	6.6%		IVe	5
S54	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	4.81	4.9%		IIw	68
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	4.41	4.5%		VIe	23
S273B	Olmitz loam, heavy till, 2 to 5 percent slopes	3.33	3.4%		IIe	81
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	2.43	2.5%		IVe	32
56C	Cantril loam, 5 to 9 percent slopes	2.18	2.2%		IIIe	76
S179F	Gara loam, 18 to 25 percent slopes	0.59	0.6%		VIe	19
Weighted Average					3.36	44.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Osceola: Head east on Hwy. 34 for 7 miles. Turn north on 297th Ave. The property will be at the end of the road.

Simple Legal

E½ NE¼, NW¼ NE¼ of Section 17 AND E½ SW¼ SE¼, SE¼ SE¼ of Section 8 all in Township 72 North, Range 24 West of 5th P.M., Clarke County, IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,206,000
- \$6,700/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2026 - 2027: \$2,540.00
Gross Acres: 180.00
Net Taxable Acres: 178.33
Tax per Net Taxable Acre: \$14.24

Lease Status

Open lease for 2027 crop year.

FSA Data

Farm Number 2302, Tract 1460
FSA/Eff. Crop Acres: 98.10
Corn Base Acres: 39.60
Corn PLC Yield: 94 Bu.

There are approximately 39.00 acres in alfalfa production today. The remainder of the FSA crop acres used to be enrolled in CRP. The CRP contract has expired.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Arispe silty clay loam, Shelby clay loam, and Adair clay loam. CSR2 on the FSA/Eff. crop acres is 44.40. 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

Gently to strongly sloping.

Drainage

Natural.

Water & Well Information

One old well is located near the windmill on the south end of the property.

Ponds

There are two livestock ponds on the property.

Comments

This is a great mixed-use tract that could be converted into more production acres or developed into a premier recreational/hunting tract.

The property is located just east of Osceola off of Highway 34 at the end of a dead end road. Easy access with maximum privacy.



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.

Southeast looking Northwest



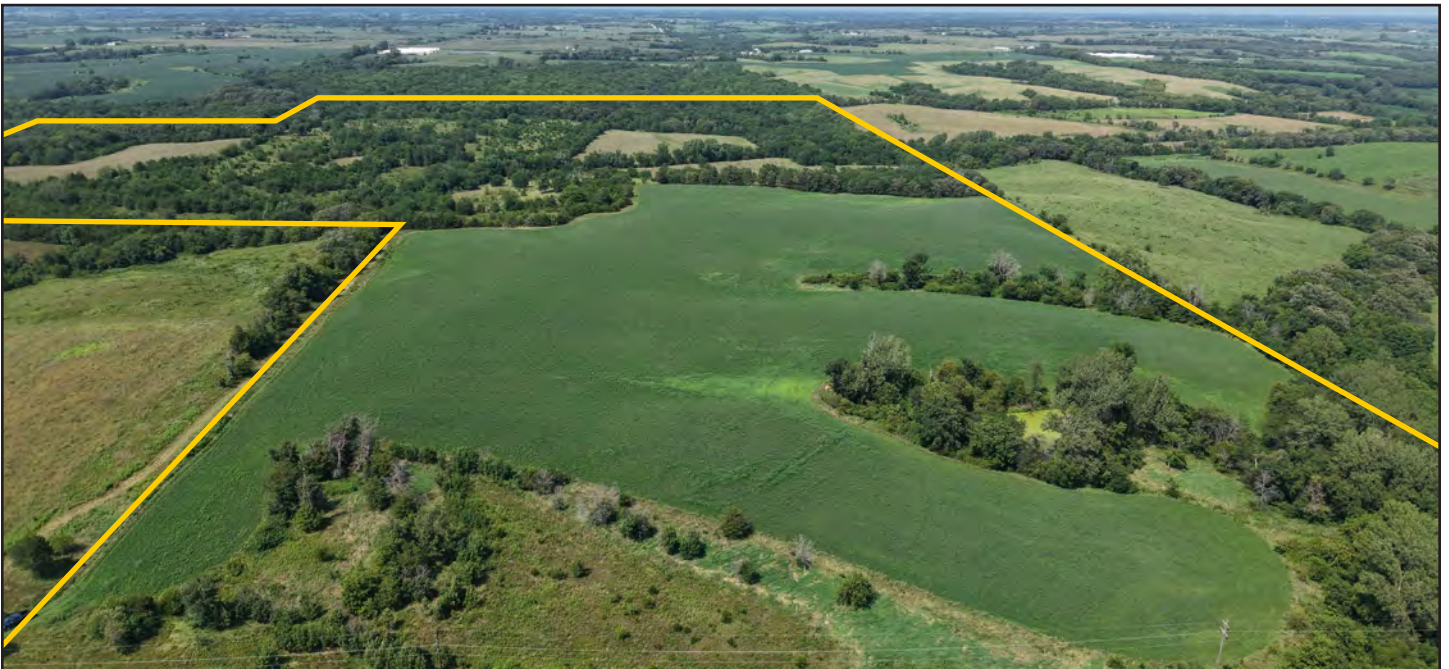
Middle looking Southeast

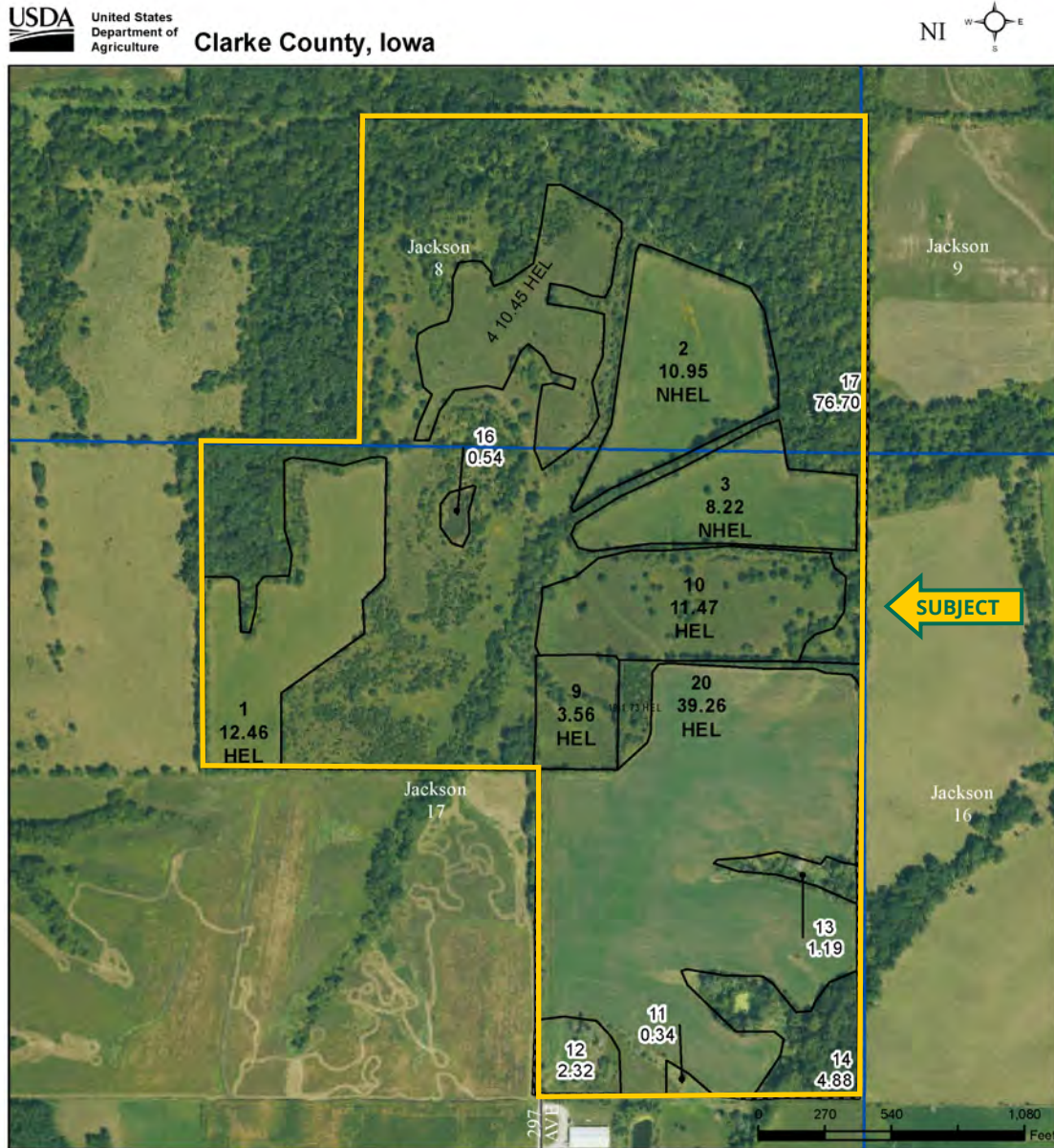


Northeast looking Southwest



South looking North





Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination

- Restricted
- Limited
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 98.10 acres

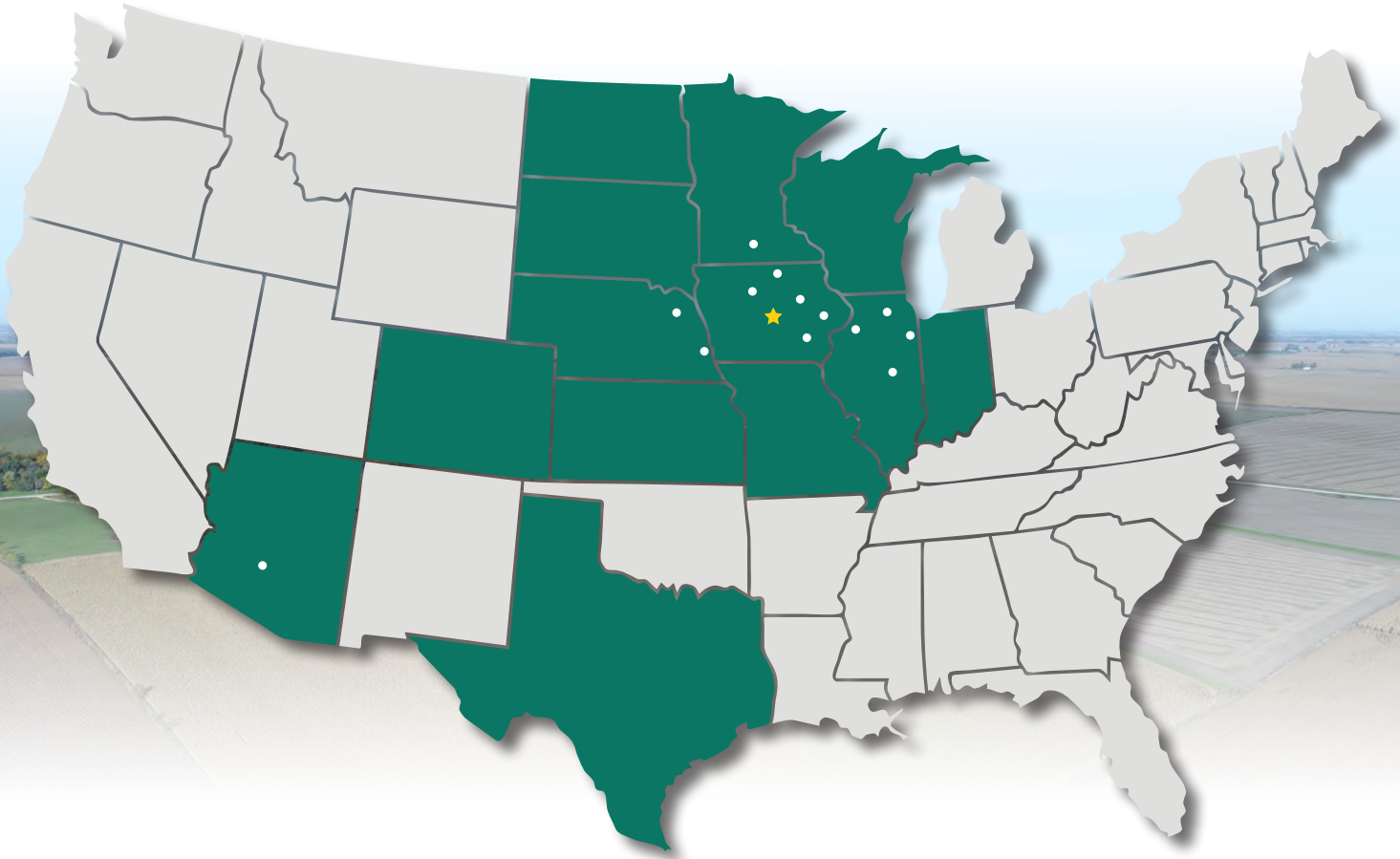
2026 Program Year
Map Created March 05, 2026

Farm 2302
Tract 1460

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