



LAND FOR SALE

Quality Farmland Just South of Osceola



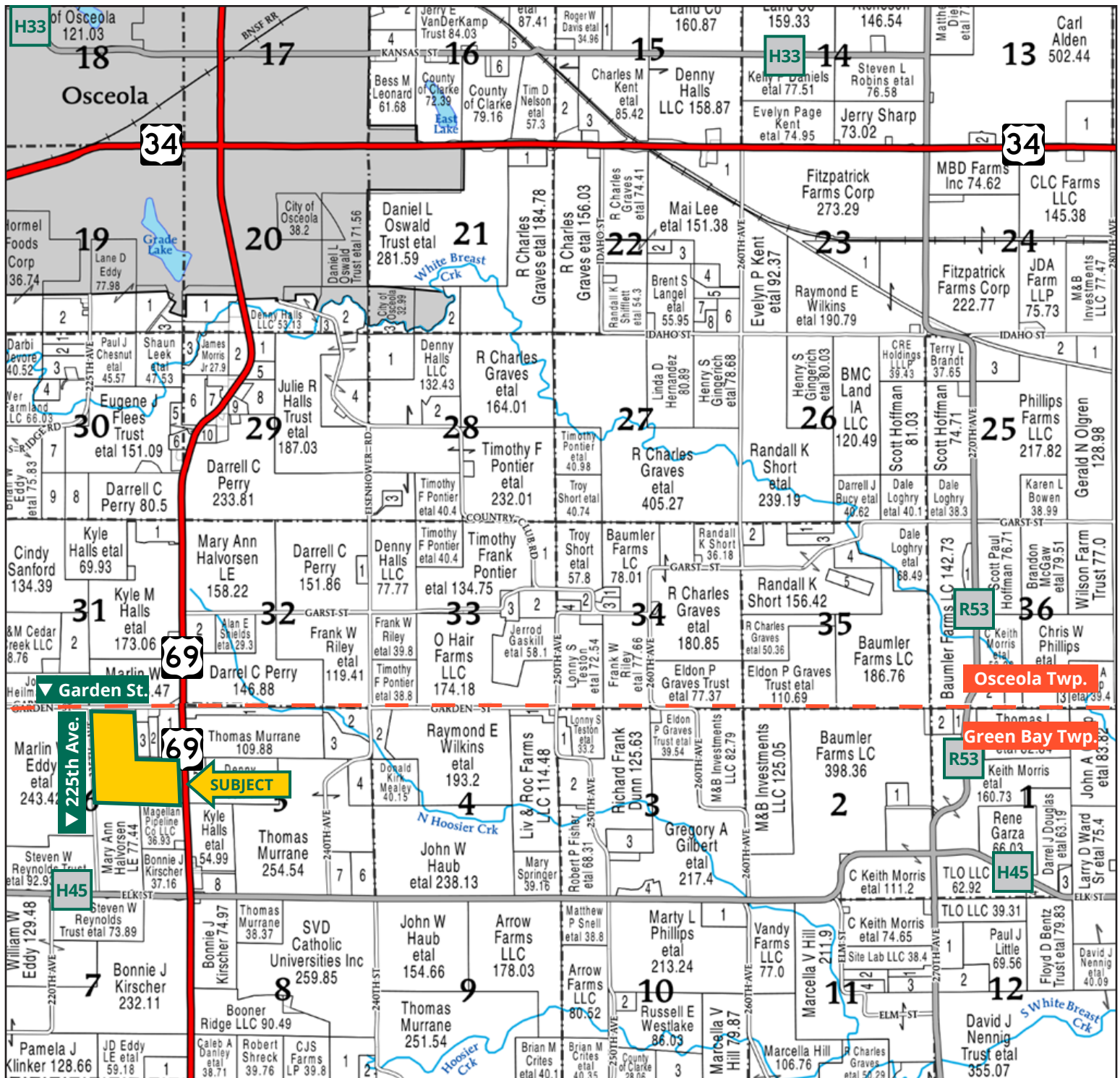
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120.81 Acres, m/l
Clarke County, IA



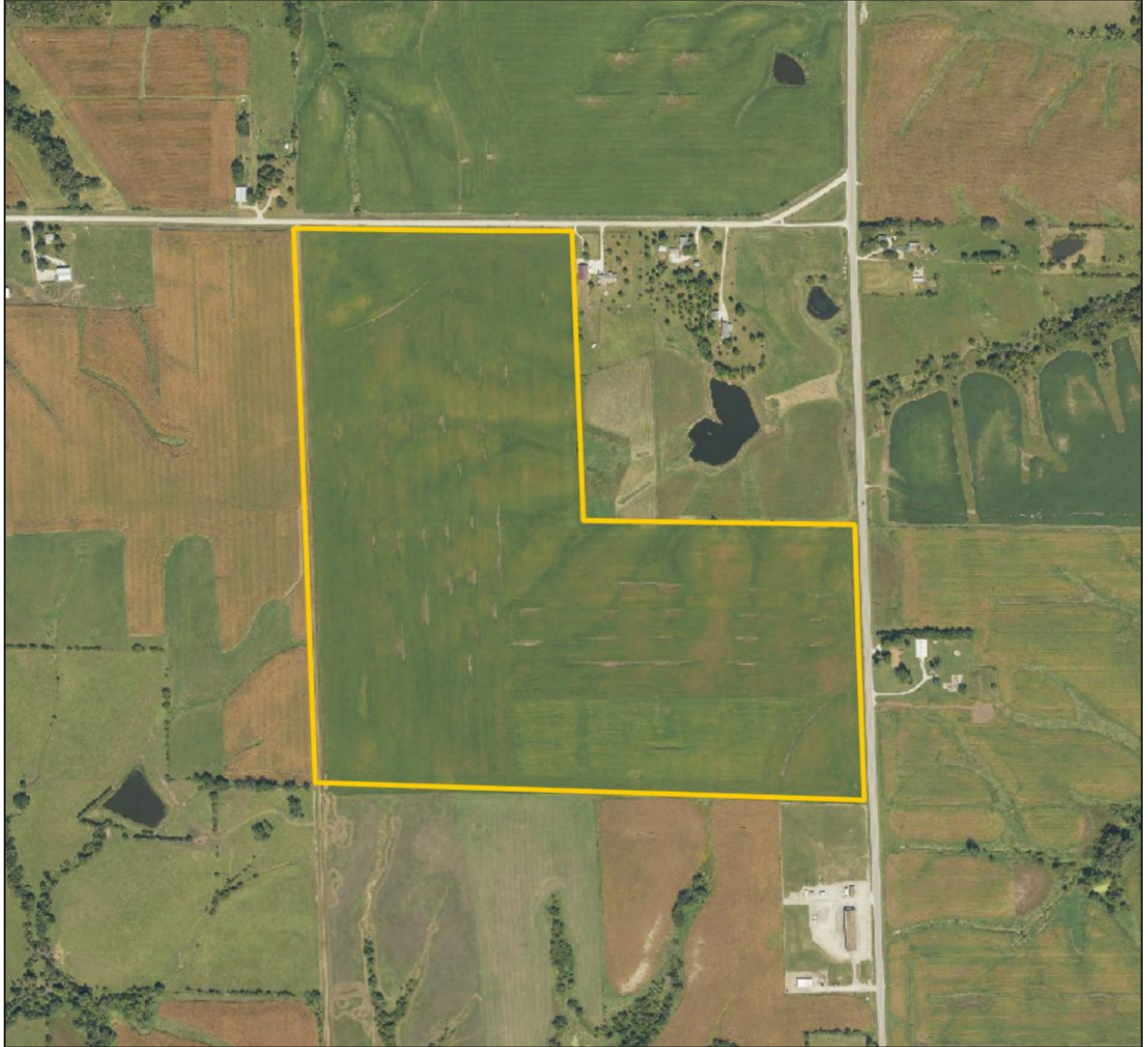
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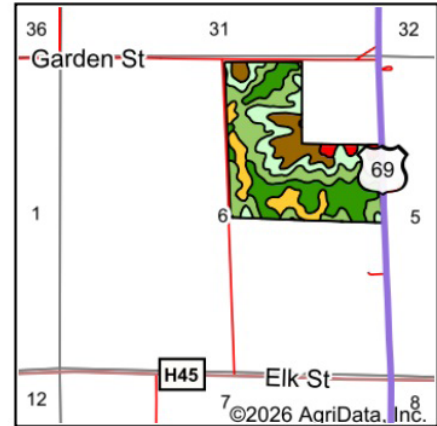
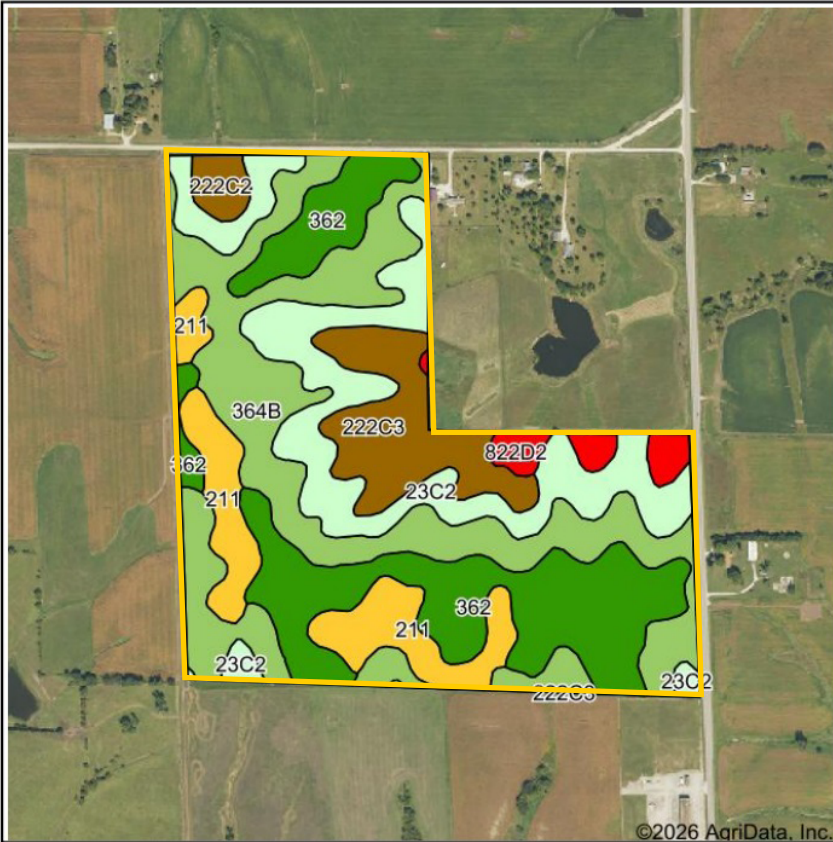
FSA/Eff. Crop Acres: 115.12 | Soil Productivity: 64.00 CSR2



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State: Iowa
County: Clarke
Location: 6-71N-25W
Township: Green Bay
Acres: 115.12
Date: 7/6/2026



Maps Provided By

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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**
364B	Grundy silty clay loam, 2 to 5 percent slopes	35.98	31.2%		Ile	72
362	Haig silt loam, 0 to 2 percent slopes	27.88	24.2%		IIw	83
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	22.86	19.9%		IIIe	62
211	Edina silt loam, 0 to 2 percent slopes	12.39	10.8%		IIIw	59
222C3	Clarinda silty clay, 5 to 9 percent slopes, severely eroded	11.01	9.6%		VIe	21
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	3.12	2.7%		IVe	11
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.88	1.6%		IVw	28
Weighted Average					2.78	64

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Osceola: Head south on the Hwy. 69. In 4 miles the property will be on the west side of the road.

Simple Legal

W½ NE¼ and SE¼ NE¼ of Section 6, Township 71 North, Range 25 West of the 5th P.M., Clarke County, IA. *Final abstract/ title documents to govern legal description.*

Price & Terms

- \$966,480
- \$8,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2026 - 2027: \$2,868.00*
Surveyed Acres: 120.81
Net Taxable Acres: 116.17*
Tax per Net Taxable Acre: \$24.69*
**Taxes estimated due to recent survey of property. Clarke County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for 2027 crop year.

FSA Data

Farm Number 4238, Tract 11739
FSA/Eff. Crop Acres: 115.12
Corn Base Acres: 115.10
Corn PLC Yield: 111 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Grundy silty clay loam, Haig silt loam, and Arispe silty clay loam. CSR2 on the FSA/Eff. crop acres is 64.00. 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 moderately sloping.

Drainage

Improved with tile and terraces.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

High-quality Clarke County farmland on a hard-surfaced road just south of Osceola.



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.

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Northwest looking Southeast



Southeast looking Northwest





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

Wetland Determination
 ● Restricted
 ▼ Limited
 ■ Exempt from Conservation
Compliance Provisions

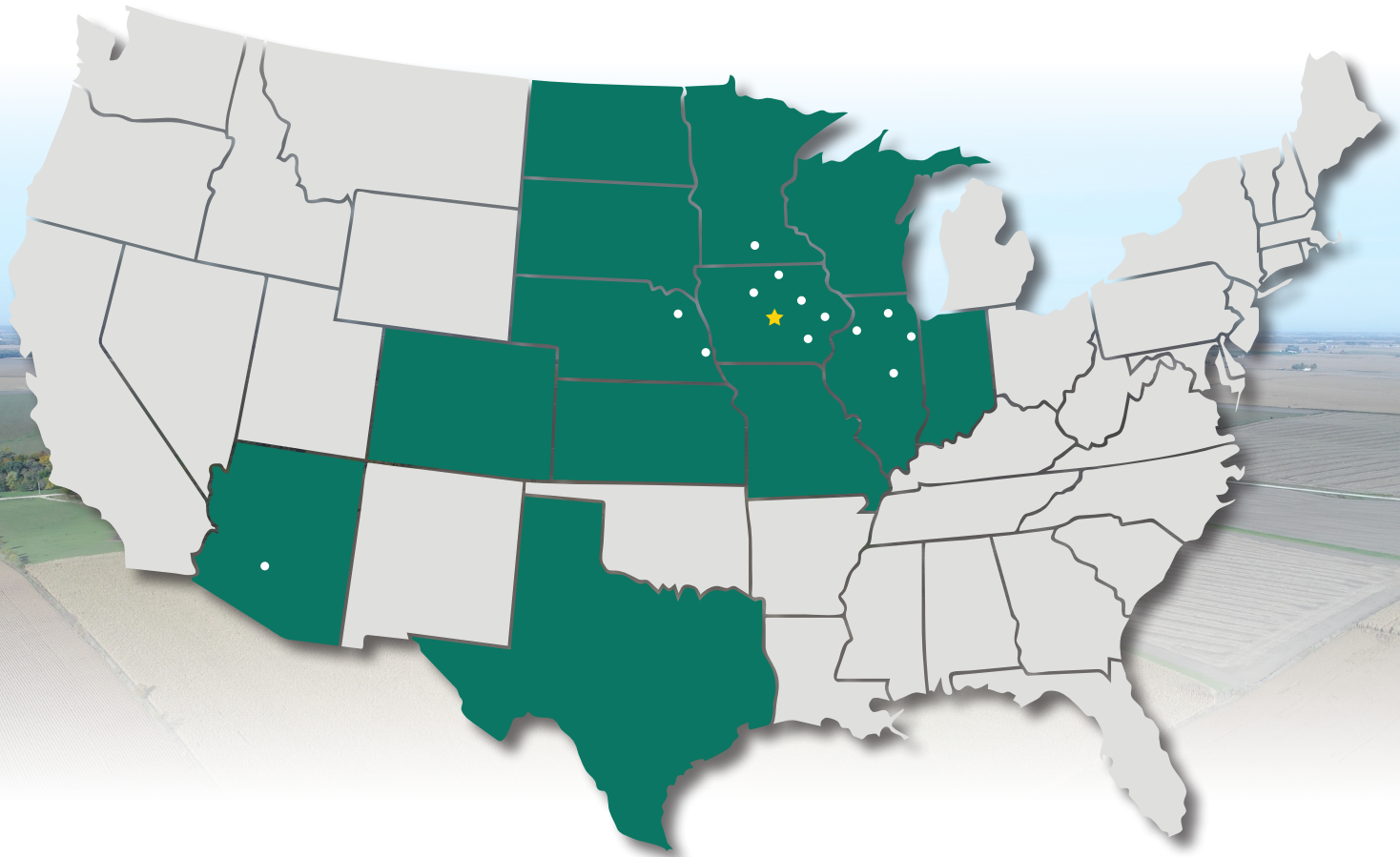
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USDA is an equal opportunity provider, employer, and lender.

2026 Program Year
 Map Created March 05, 2026

Farm 4238
Tract 11739

Tract Cropland Total: 115.12 acres



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