

MIDWEST LAND GROUP PRESENTS

39 ACRES IN

CLARKE COUNTY IOWA



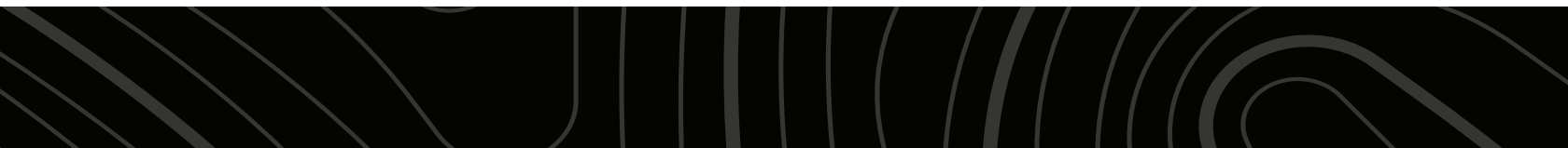
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL BUILDING SITE WITH ENDLESS POSSIBILITIES

Midwest Land Group is proud to present this Clarke County farm that is located just a short distance southeast of Osceola. The farm has endless possibilities! The farm has been used to pasture cows over the last few years and at one time a portion of the west side was in row crop production. The farm has been well cared for over the years and also has great fencing for all your livestock needs. The farm has a potential building site that would have incredible views of the landscape and overlook your very own pond. The sunsets from the building site are absolutely beautiful! The farm has

limited deer history but with a strategically placed food plot and a tower stand the new owner would attract deer from the west where there are hundreds of acres of thick bedding cover. If you are currently looking for that multi-purpose farm that could be used as a weekend retreat from the city or to build your permanent dream home on and start a hobby farm this could be your farm. If you're interested in taking a private showing please don't hesitate to call Dennis Williams. The land market remains very strong and this farm will not last long!



PROPERTY FEATURES

PRICE: **\$209,000** | COUNTY: **CLARKE** | STATE: **IOWA** | ACRES: **39**

- 7 miles southeast of Osceola
- Less than an hour from Des Moines
- Beautiful building site
- Excellent views of the rolling hills
- Amazing sunsets
- Hobby farm
- Horses and cattle
- Investment opportunities
- Pond
- Great fencing
- Tile and terraces
- Must be pre-approved
- Call listing agent for your private showing



BEAUTIFUL BUILDING SITE



POND



GREAT FENCING



AERIAL MAP



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Boundary Center: 40° 59' 31.99, -93° 39' 20.01

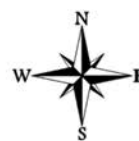


Maps Provided By:



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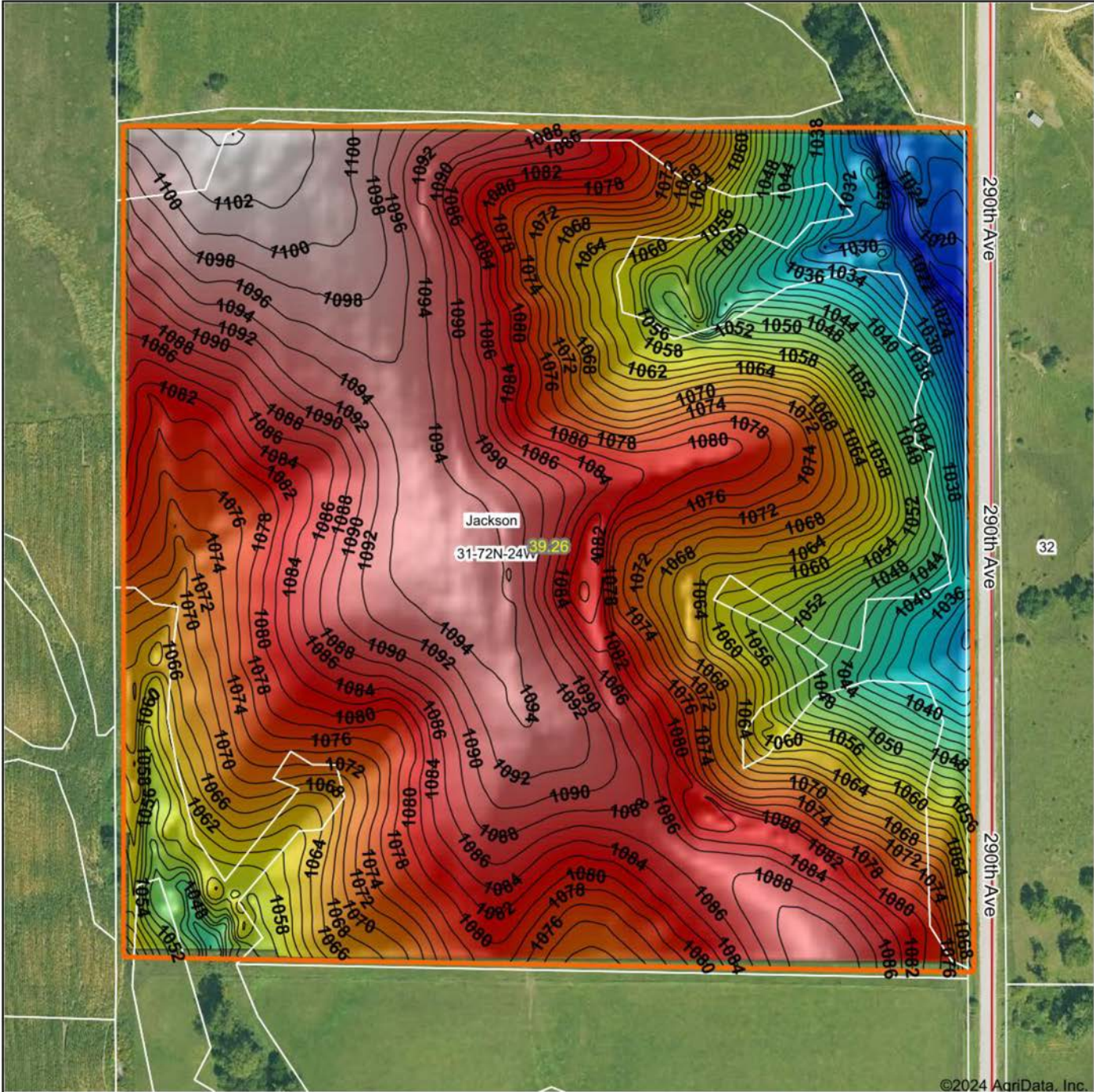
31-72N-24W
Clarke County
Iowa



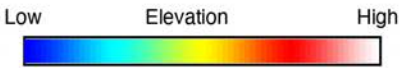
1/8/2024

Field borders provided by Farm Service Agency as of 5/21/2008

HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 1,013.5
 Max: 1,104.3
 Range: 90.8
 Average: 1,073.3
 Standard Deviation: 19.29 ft



1/8/2024

31-72N-24W
Clarke County
Iowa

Boundary Center: 40° 59' 31.99, -93° 39' 20.01



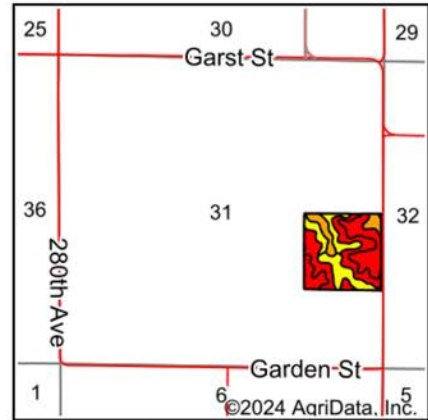
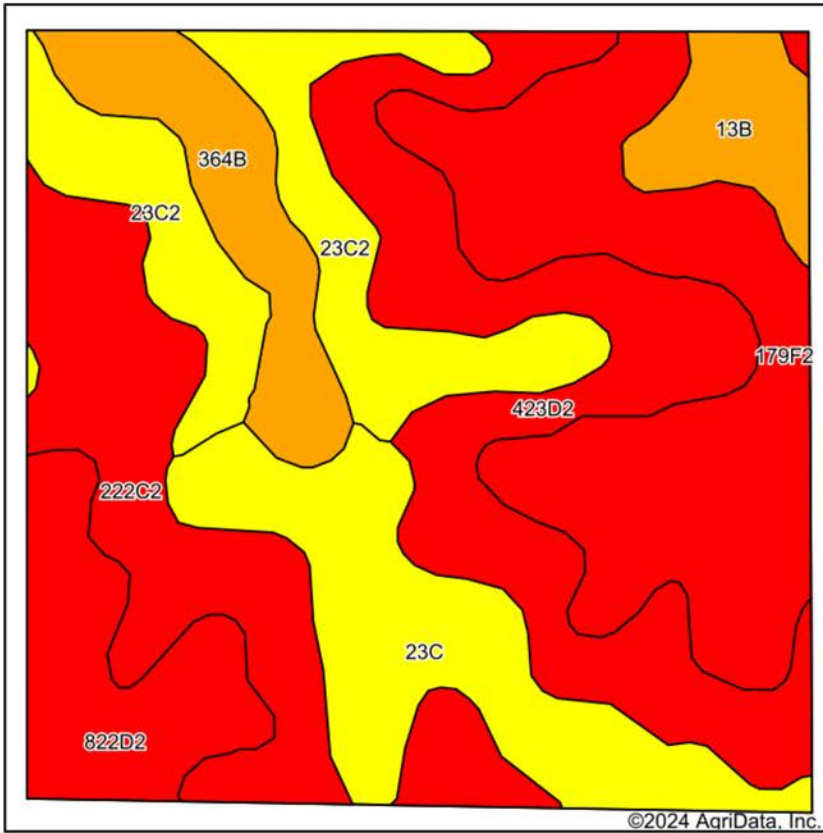
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 CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



State: **Iowa**
 County: **Clarke**
 Location: **31-72N-24W**
 Township: **Jackson**
 Acres: **39.26**
 Date: **1/8/2024**



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Soils data provided by USDA and NRCS.

Area Symbol: IA039, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
179F2	Gara clay loam, 18 to 25 percent slopes, moderately eroded	8.18	20.8%		IVe	115.2	33.4	11	8	52	52	34	
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	7.46	19.0%		IVe	97.6	28.3	6	13	62	62	48	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.89	15.0%		IVw	140.8	40.8	28	25	54	54	42	
23C	Arispe silty clay loam, 5 to 9 percent slopes	5.14	13.1%		IIIe	80.0	23.2	66	55	78	78	71	
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	5.14	13.1%		IIIe	80.0	23.2	62	50	73	73	68	
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	3.11	7.9%		IVe	100.8	29.2	11	15	63	63	44	
364B	Grundy silty clay loam, 2 to 5 percent slopes	2.73	7.0%		IIe	80.0	23.2	72	75	79	79	68	
13B	Olmitz-Zook-Colo complex, 0 to 5 percent slopes	1.61	4.1%		IIw	192.0	55.7	77	60	79	76	73	
Weighted Average						3.52	106	30.7	33.4	30.5	*n 64.2	*n 64.1	*n 51.9

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

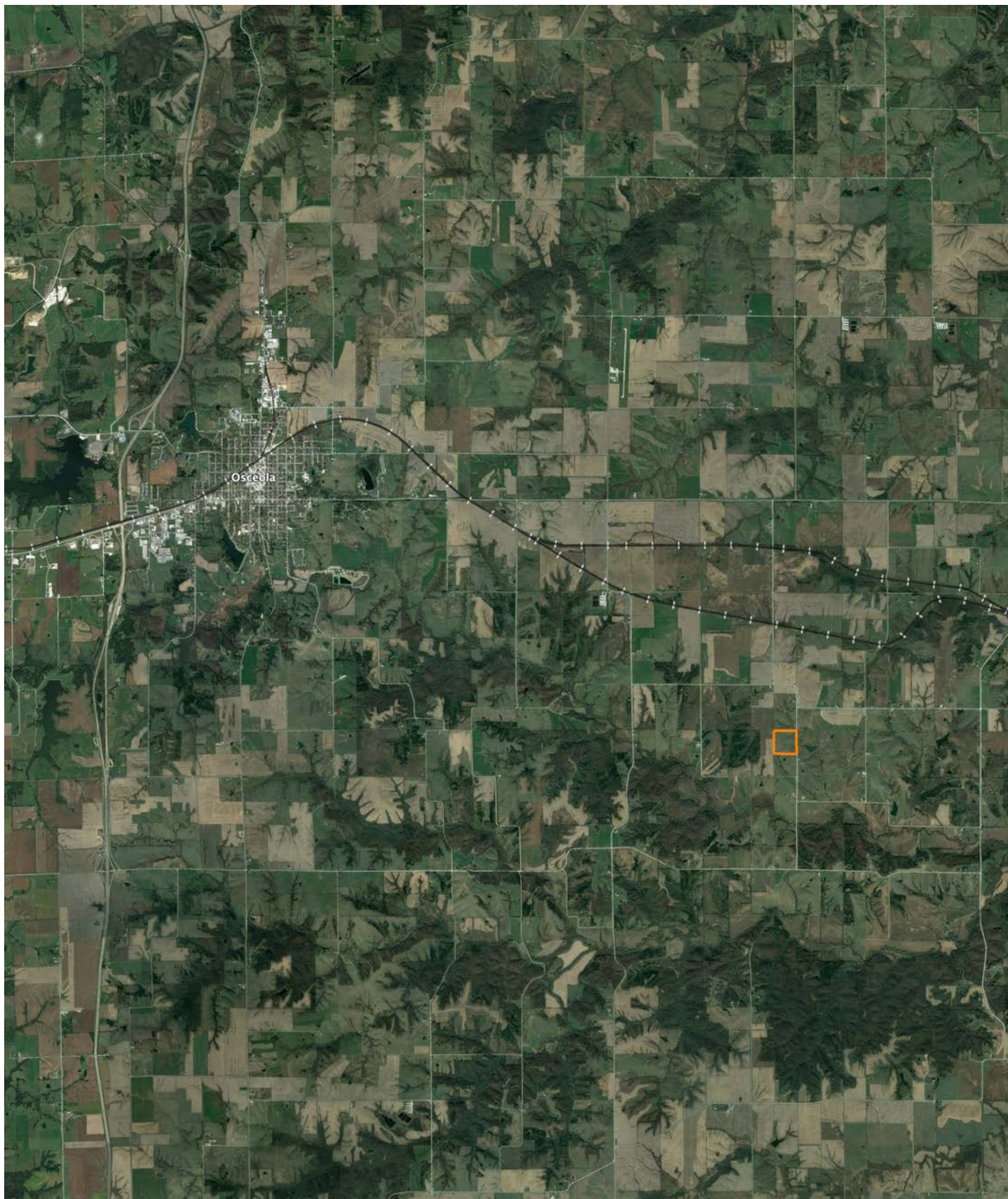
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Dennis Williams has the determination and grit it takes to get the job done, which was instilled in him at a young age and evidenced through his 31 year career in logistics. Dennis grew up in Rochester, MN, where he graduated from Mayo High School and Rochester Community College. After buying and selling several of his own rec farms, Dennis and his family moved from Minnesota to pursue his dream of selling land in Iowa.

At Midwest Land Group, buyers and sellers alike know they can count on Dennis to get the job done and do it right. This agent prides himself on being a good listener who works with the utmost honesty and integrity. He relishes in the fact that many lifelong friendships are made through real estate transactions and looks forward to creating lasting memories with each client.

Dennis is passionate about pursuing whitetails, having even owned his own whitetail consulting business. He had his hunts filmed and shared on Hunter's Specialties Primetime videos, and afterward was hired as a pro staff member on the TV show Driven with Pat and Nicole. When he's not helping clients achieve their land real estate needs, Dennis enjoys hunting and fishing, and spending time with his family, including wife, Janet, son Daniel, and daughter Brooklyn.



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