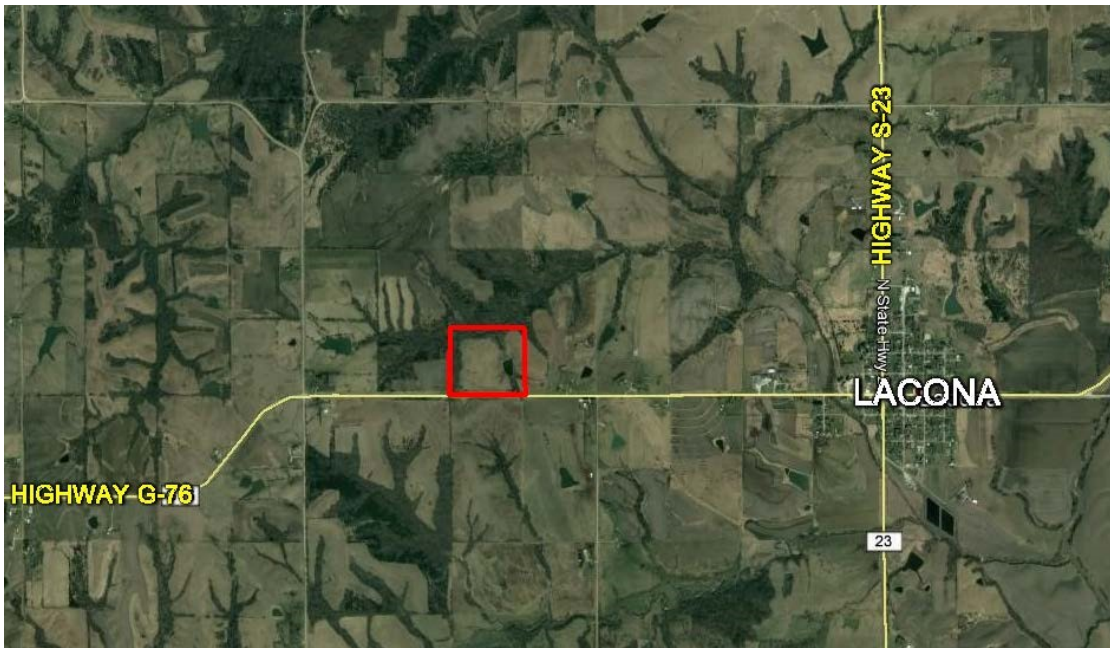


# LAND FOR SALE



## 38.27 ACRES M/L WARREN COUNTY, IOWA



### LISTING #13771

**PRICE:** \$180,000 (\$4,703 Acre)

**DESCRIPTION:** 38.27 Acres Warren County. Excellent building site! This property has everything buyers constantly ask for. Hard surface road, timber, large pond, CRP income, all within 45 minutes of the Des Moines metro. The land offers approximately 23 acres enrolled in CRP with an annual income around \$2,230. This is a must see and will not last long. Adjoining 80 acres with house also available. See listing #13770.

**DIRECTIONS:** Take highway 65 south to highway G-76. Take G-76 east 4.5 miles. The property is on the north side of the road. Look for signs.

**TAXES:** \$426 Annually

**FARM PROGRAM INFORMATION:**  
Pending Reconstitution by the Warren County FSA.

**KENNY HERRING**

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