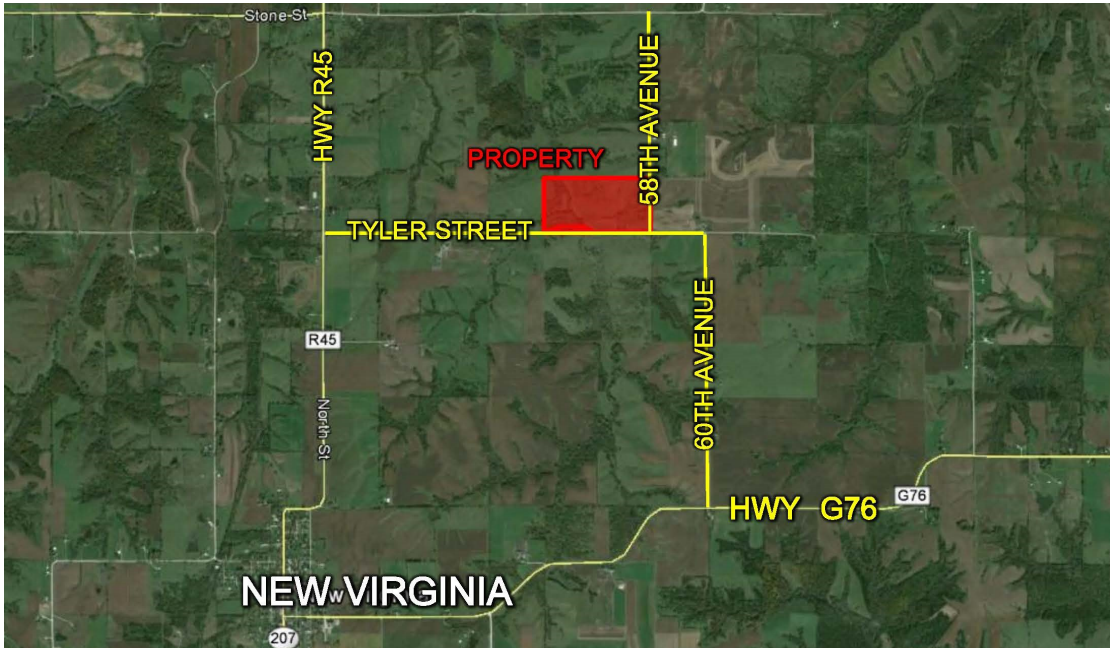


# LAND FOR SALE



## 80 ACRES M/L WARREN COUNTY, IOWA



### LISTING #13504

**PRICE:** \$222,000(\$2,775/Acre)

**DESCRIPTION:** 80 Acres m/l Warren County. This Combination farm offers approximately 40 acres tillable in the rolling hills of southern Warren County with a CSR of 53.7. The farm offers \$5,485 in annual income from 5 different CRP contracts. With quick interstate access and utilities available, this makes a great location to build. The farm has plenty of wildlife and multiple locations for a new pond.

**DIRECTIONS:** From I-35, take the New Virginia exit and go east on Highway G-76. Continue east on G-76 through New Virginia to 60th Ave. Take 60th Ave north to Tyler Street. Take Tyler St west to 58th Ave. The property sits along the west side of 58th Avenue.

**TAXES:** \$1014 Annually

**FARM PROGRAM INFORMATION:**  
Corn: 9.50 base acres with direct & counter cyclical yield of 93

#### KENNY HERRING

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