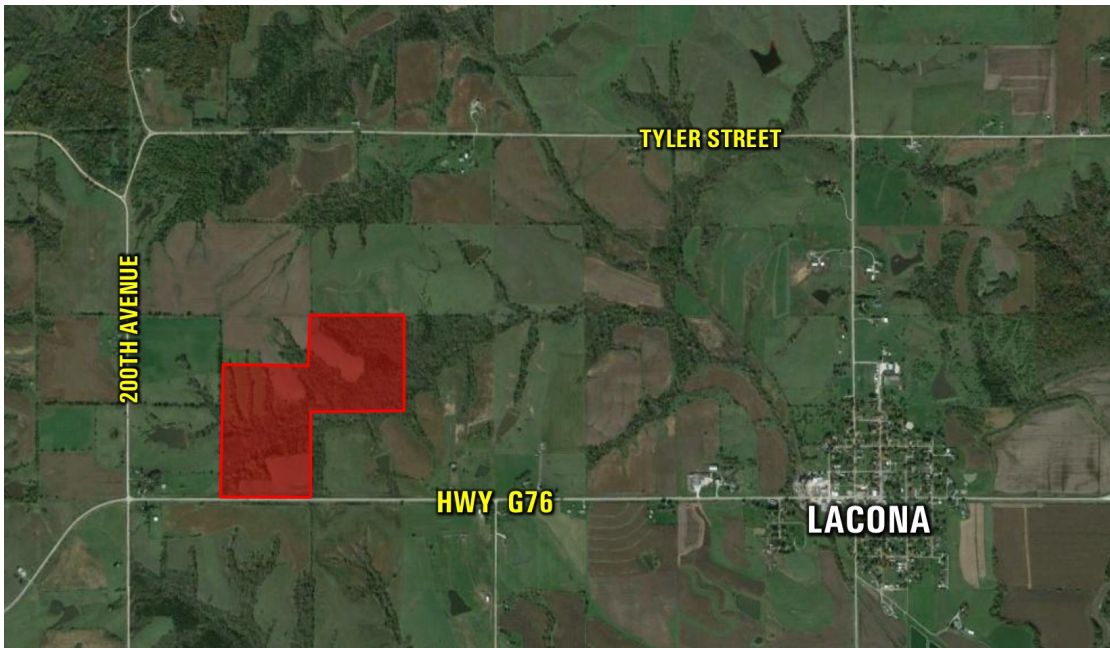
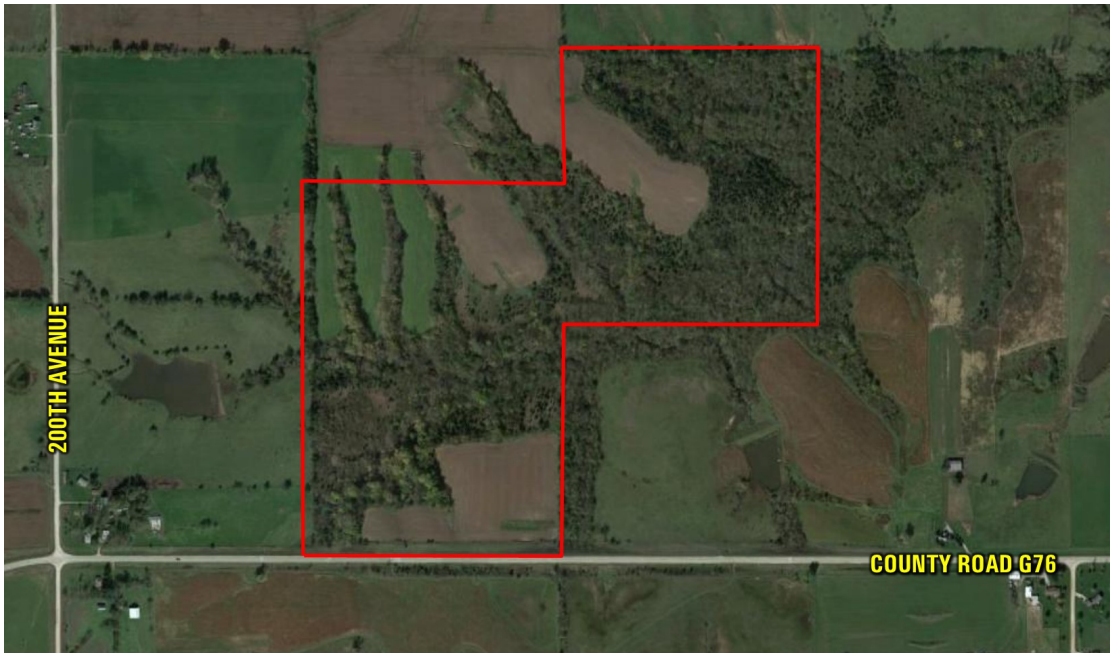


# LAND FOR SALE



## 100 ACRES M/L WARREN COUNTY, IOWA



### LISTING #13564

**PRICE:** \$360,000 (\$3,600/Acre)

**DESCRIPTION:** This farm has all the makings for the perfect hunting retreat. It is loaded with deer and turkey. It has a highway location within 45 minutes to Des Moines. It has deer management farms to the north and west. It has 40 acres tillable with a 39 CSR2 rating. The tillable ground is divided and surrounded by timbered draws and all but one parcel is hidden from the highway. There is a perfect place for a large pond in the timbered draw closest to G76 and several places for smaller ponds. There are several mature walnut trees that could be harvested for cash or left as an investment. Water and electric are at the highway with approval for a new driveway on G76.

**DIRECTIONS:** 1 and ½ miles west of Lacona Iowa on G76 Highway. Driveway on the north side of the road.

**TAXES:** \$1120 Annually

**DARAN BECKER**

C: 515.979.3498

O: 515.222.1347

Daran@PeoplesCompany.com

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