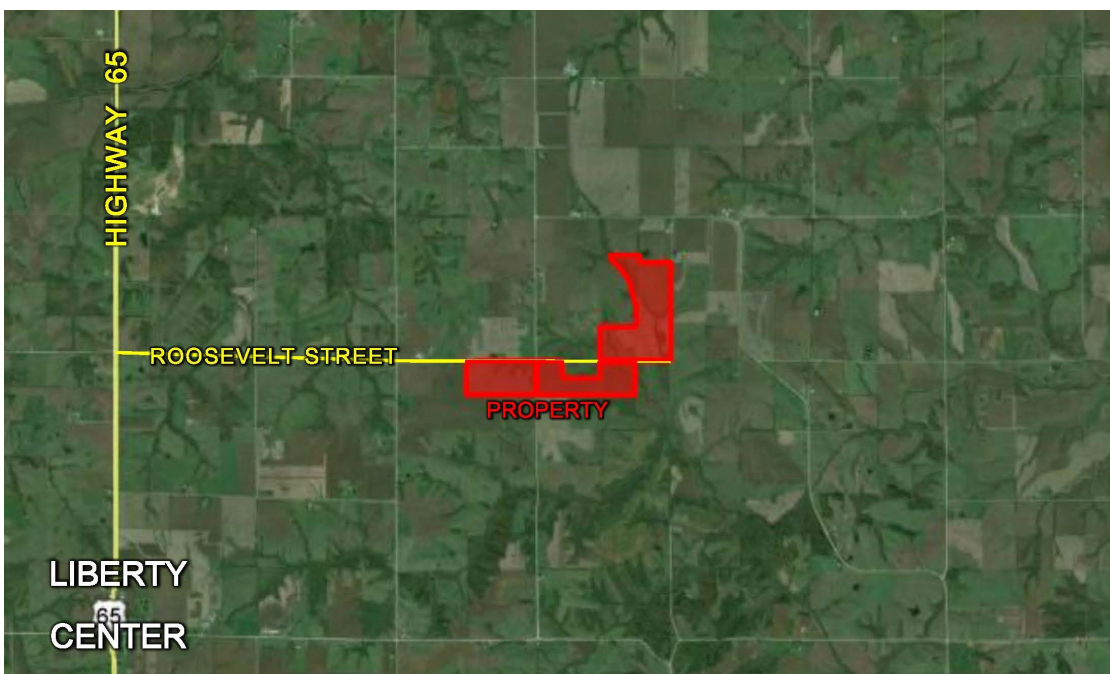
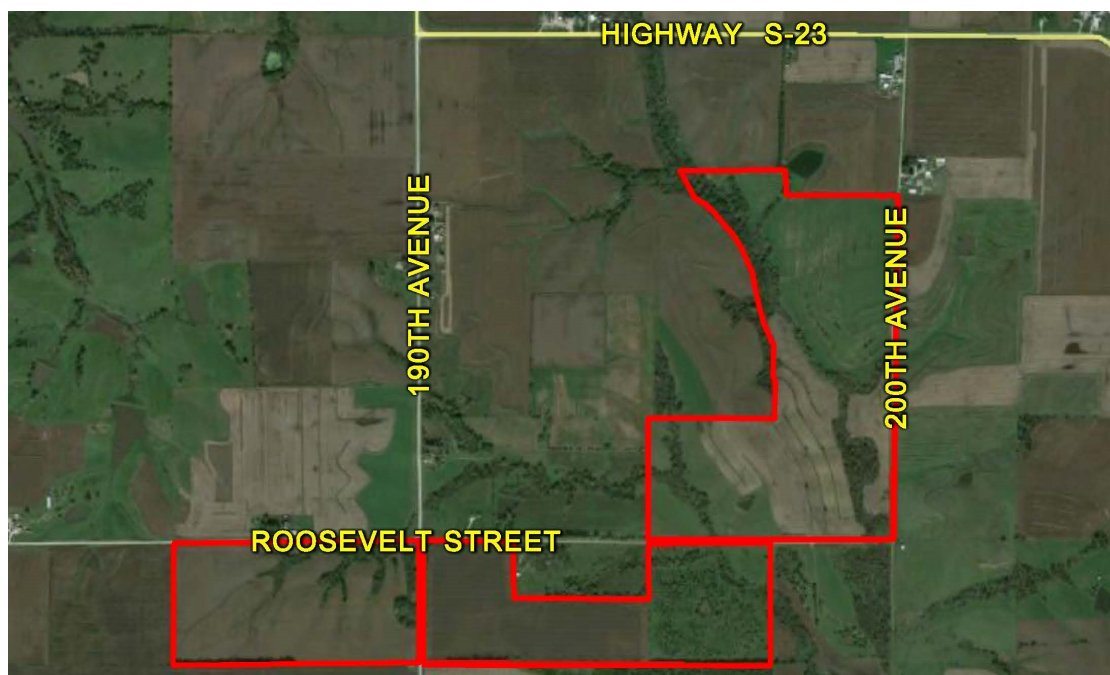


# LAND FOR SALE



## 346 ACRES M/L WARREN COUNTY, IOWA



### LISTING #13517

**PRICE:** \$1,626,200 (\$4,700/Acre)

**DESCRIPTION:** Presenting 346 acres m/l of Warren County farmland located south of Milo, Iowa. This farm consist of 248.09 FSA tillable acres with a CSR of 56.7 (CSR2 of 56.1). The farm currently has 168.32 acres m/l in a corn & soybean rotation, 54.75 acres m/l of Alfalfa Hay, and 58.69 acres of grass pasture with water and good fence. The remaining acres are grass waterways, timber and two ponds. This diverse farm is located 4 miles south of Milo in Section 12 of Liberty Township and Sections 6 & 7 of White Breast Township, Warren County.

**DIRECTIONS:** From Milo: Take Highway S-23 south to 190th Avenue. Continue south on 190th Ave to Roosevelt Street. The farm is located west and east of 190th Ave, on the south side of Roosevelt. Additional acres west of 200th Ave and north of Roosevelt St.

**TAXES:** \$5514 Annually

**FARM PROGRAM INFORMATION:**  
Corn: 160.10 base acres with a PLC Yield of 124

Soybeans: 48 base acres with a PLC Yield of 37

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