

WARREN COUNTY

LAND FOR SALE

Price: \$210,000
Price/Acre: \$4,446

47.23
ACRES M/L

Listing #13160
30th Avenue, Martensdale, Iowa



Steve Bruere: 515-240-7500
Steve@PeoplesCompany.com

855-800-LAND | www.PeoplesCompany.com



47.23 ACRES M/L

LISTING #13160

47.23 acres m/l of productive Warren County farmland consisting of approximately 33.86 tillable acres with a CSR of 59.2 (CSR2 of 44.1). Farm offers great recreational opportunities as it includes a strip of timber and is situated adjacent to Clanton Creek. Located less than one mile south of Highway 92, just south of Martensdale, Iowa in Sections 28 and 29 of Jefferson Township.

Farm Lease: Farm is leased for \$7,425 annually through 2018 farming season

Taxes: \$726 annually

Zoning: Agricultural

Farm Program Information:

Corn 16.7 base acres, PLC Yield of 105
Beans 16.0 base acres, PLC Yield of 36



Price: \$210,000
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DIRECTIONS

From intersection of Highway 28 and Highway 92 in Martensdale, travel west on Highway 92 approximately 0.5 miles. Turn south onto 30th Avenue and continue approximately 0.8 miles. Farm is located along the east side of 30th Avenue.



For more information, photos, maps, and *drone video* please visit our website and look up listing #13160

www.PeoplesCompany.com

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