

HIGH QUALITY

# WARREN COUNTY

COMBINATION FARM

in the  
*Perfect Location*

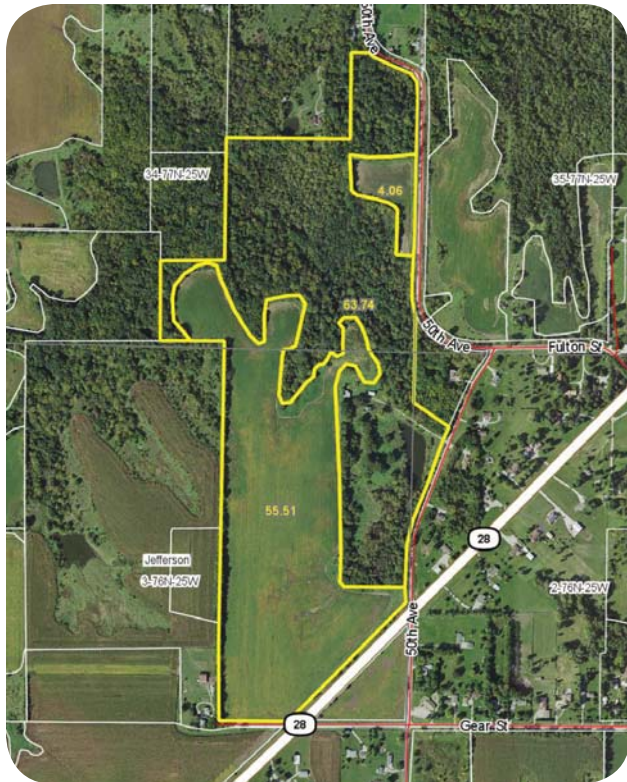
## LISTING #13133

125 ACRES M/L AVAILABLE CONSISTING OF 59.57 FSA TILLABLE ACRES WITH A CSR OF 70.8 (CSR2 OF 74.5). THE LAND INCLUDES APPROXIMATELY 57 ACRES M/L OF MATURE TIMBER WITH WILDLIFE THROUGHOUT. A LONG LANE RUNS ACROSS THE POND DAMN BACK TO THE EXISTING HOME. THIS IS THE PERFECT LOCATION TO BUILD OVERLOOKING THE POND AND TIMBER.

[WWW.PEOPLES COMPANY.COM](http://WWW.PEOPLES COMPANY.COM)







LISTING #13133: 7126 50TH AVENUE, PROLE, IA 50229



KENNY HERRING: 515.783.8718



# HIGH QUALITY Combination Farm

HIGH QUALITY WARREN COUNTY COMBINATION FARM IN THE PERFECT LOCATION! 125 ACRES M/L AVAILABLE CONSISTING OF 59.57 FSA TILLABLE ACRES WITH A CSR OF 70.8 (CSR2 OF 74.5). PRIMARY SOIL TYPES ARE LADOGA AND SHARPSBURG. THE LAND INCLUDES APPROXIMATELY 57 ACRES M/L OF MATURE TIMBER WITH WILDLIFE THROUGHOUT. A LONG LANE RUNS ACROSS THE POND DAMN BACK TO THE EXISTING HOME. THIS IS THE PERFECT LOCATION TO BUILD OVERLOOKING THE POND AND TIMBER. RURAL WATER AND ELECTRIC ARE INSTALLED. THERE ARE SEVERAL OTHER GREAT LOCATIONS TO BUILD ON THIS PROPERTY AS WELL. ALL LAND NORTH OF FULTON STREET IS IN NORWALK SCHOOL DISTRICT, LAND SOUTH OF FULTON IS MARTENSDALE/ST MARY SCHOOLS. THIS PROPERTY IS LOCATED ALONG HIGHWAY 28 JUST SIX MILES SOUTH OF NORWALK WITH A QUICK COMMUTE TO ANYWHERE IN THE DES MOINES METRO.

## Additional Info

THIS PROPERTY IS OFFERED IN "AS IS" CONDITION, BUYER SHALL BE RESPONSIBLE FOR REMOVAL OR REPAIR OF EXISTING SEPTIC SYSTEM AT BUYERS COST. ACRES ARE MORE OR LESS, SELLERS TO KEEP LAND OWNED SOUTH OF HIGHWAY 28

## Farm Details

CORN: 36.70 BASE ACRES WITH A PLC YIELD OF 117,  
BEANS: 25 BASE ACRES WITH A PLC YIELD OF 34

## Directions

FROM NORWALK: TAKE HIGHWAY 28 SOUTH 6 MILES TO 50TH AVENUE. TAKE 50TH AVE NORTH TO 7126 50TH AVE. THE PROPERTY IS ON THE WEST SIDE.

KENNY HERRING: 515.783.8718, KENNY@PEOPLES COMPANY.COM

## LISTING #13133

PRICE:  
\$1,100,000

PRICE/ACRE:  
\$8,800

ADDRESS:  
7126 50th Avenue  
Prole, IA 50229

ACRES M/L:  
125.00

COUNTY:  
Warren

SCHOOL DISTRICT:  
Norwalk/Martensdale

TAXES:  
\$2,212

CSR:  
71.8

WATER:  
Rural

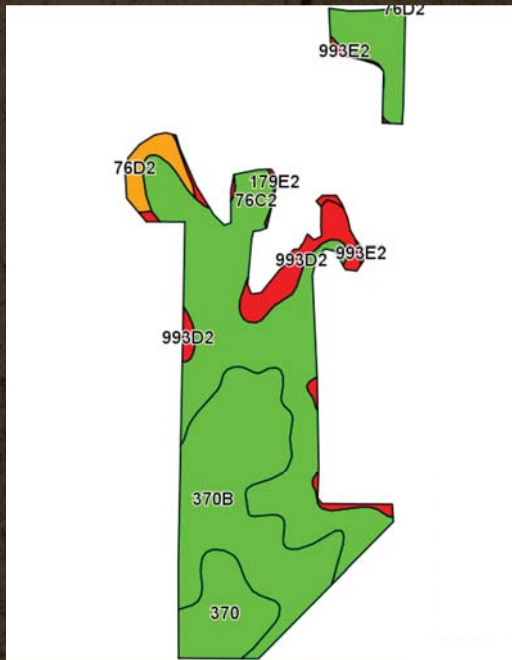
ZONING:  
Agricultural

PARCELS:  
09000020441  
09000030220  
09000030280  
(all land lying north of Highway 28)  
15000340828  
15000340880



# TILLABLE SOILS

— CSR2 —



Area Symbol: IA181, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	NCCPI Overall
76C2	Ladoga silt loam, 5 to 9 percent slopes, moderately eroded	28.16	47.3%		IIIe	70	65	65
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	19.05	32.0%		Ile	90	87	93
370	Sharpsburg silty clay loam, 0 to 2 percent slopes	5.77	9.7%		I	96	92	88
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded	4.06	6.8%		IVe	23	20	58
76D2	Ladoga silt loam, 9 to 14 percent slopes, moderately eroded	1.82	3.1%		IIIe	47	55	62
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.47	0.8%		VIe	33	33	61
993E2	Armstrong-Gara loams, 14 to 18 percent slopes, moderately eroded	0.24	0.4%		VIe	17	5	53
Weighted Average						74.5	70.8	75.5



FOR MORE INFORMATION, PLEASE VISIT OUR  
WEBSITE [WWW.PEOPLESCOMPANY.COM](http://WWW.PEOPLESCOMPANY.COM) AND  
LOOK UP LISTING #13133 OR CALL THE AGENT.

**KENNY HERRING**

515.783.8718 | [KENNY@PEOPLESCOMPANY.COM](mailto:KENNY@PEOPLESCOMPANY.COM)

113 W. SALEM AVENUE | INDIANOLA, IA 50125



[WWW.PEOPLESCOMPANY.COM](http://WWW.PEOPLESCOMPANY.COM)