

# LAND FOR SALE



## 39.58 ACRES M/L WARREN COUNTY, IOWA



### LISTING #12710

**PRICE:** \$160,000 (\$4,043/Acre)

**DESCRIPTION:** 39.58 acres in southern Warren County just a quarter mile off pavement and minutes to the Interstate. Excellent building spot on the ridge with tremendous views. Rural water and electric are at the road. This farm offers easy access to both I-35 and HWY 69 with little traffic until you get to the interstate. The farm is currently in hay and is subject to the tenants rights to the hay crop for this year.

**DIRECTIONS:** From Indianola: Go South out of town on Hwy 65 to Highway G76. Head west on G76 2.5 miles to 85th South on 85th for 1/4 mile. The property lies on the south east corner of the intersection of 85th Avenue and Van Buren St. From the Intersection of G76 and Interstate 35 (New Virginia Exit). Go east on G76 through New Virginia (Turn at Stop sign) 7 1/2 miles. Turn South on 85th Avenue to the property on the left hand side of the road. The property lies on the south east corner of the intersection of 85th Avenue and Van Buren St.

**TAXES:** \$482 Annually

#### FARM PROGRAM INFORMATION:

33.13 acres tillable. This parcel is being split from a larger parcel.

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