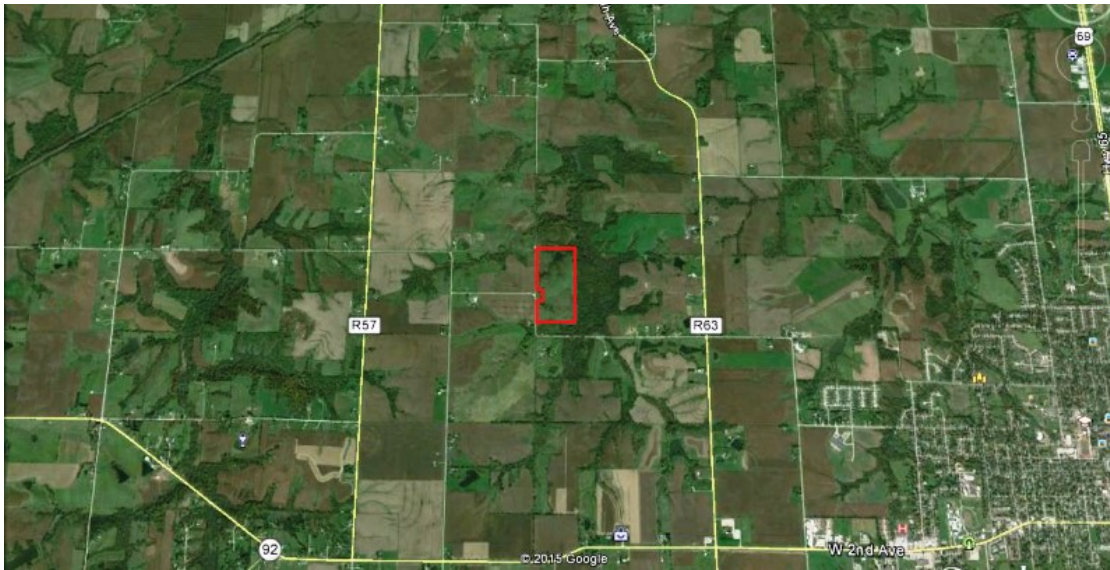


LAND FOR SALE



63.51 ACRES M/L WARREN COUNTY, IOWA



LISTING #12680

PRICE: \$330,000 (\$5,196/Acre)

DESCRIPTION: This property has it all: Income, Location, Panoramic Views, Utilities and did I mention location? 63.51 acres near Indianola City Limits. 53 acres currently enrolled in CRP @ \$182 per acre, Large shared pond, Electric on site, Rural Water at the road and Wildlife everywhere. If you hesitate this one will be gone. Owners will take the property out of CRP at closing if requested. It is subject to estate approval and will not happen until September at the earliest.

DIRECTIONS: From the corner of Highway 92 and R 63 go north 1.25 miles to Inwood Street. Go west on Inwood 1 mile to 95th Ave. Property lies on the east side of 95th Ave.

TAXES: \$684 Annually

FARM PROGRAM INFORMATION:
53 acres enrolled in CRP at \$182 per acre with 5 years contract may be taken out of CRP at Close.

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