

# 60 Acres Warren County

33rd Avenue  
Norwalk, IA 50211



**Listing #13890**  
**60.00 acres m/l**  
**\$330,000 (\$5,500/acre)**

Offering 60 acres m/l south of Cumming in Warren County, IA. The land offers 37.18 tillable acres m/l with an average CSR of 73.4 (CSR2 69.1) of which approximately 19.5 acres m/l are currently in row crop production. Excellent location to build with utilities available at the road. Multiple recreational opportunities with abundant wildlife. Located entirely in Section 28 of Linn Township, Warren County, IA.

## Legal Description:

The East Half of the Southwest Quarter (E ½ SW ¼) in Section 28, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa, EXCEPT a parcel of land being the North 20 acres of the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) in Section 28, Township 77 North, Range 25, West of the 5th P.M. of Iowa. Exact legal to be taken from abstract.

## Directions:

From Interstate 35 at the Cumming exit, travel east on G-14 for 1½ miles to 30th Avenue. Take 30th Avenue south two miles to Dubuque Street. Take Dubuque east for ¼ mile to 33rd Avenue. Travel south on 33rd Avenue for ¾ mile. The property is on the east side of 33rd Avenue. Look for signs.

## More Information:

Please look up listing #13890 on our website: [PeoplesCompany.com](http://PeoplesCompany.com)

