

warren county **FARMLAND FOR SALE**

Located Southwest of New Virginia, Iowa

LISTING #13906

146 acres
m/l

LISTING AGENTS

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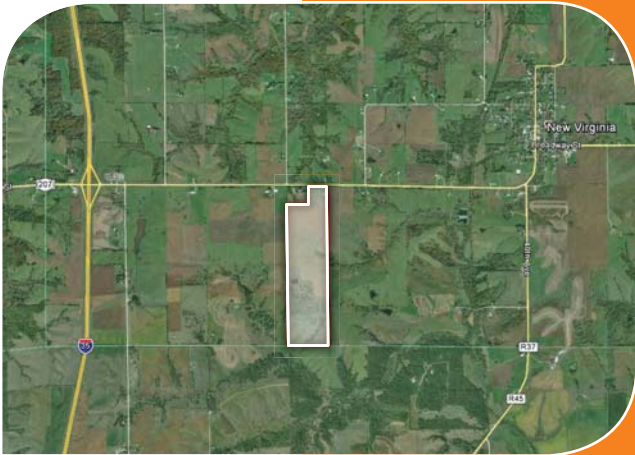
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DESCRIPTION

Offering 146 acres m/l of productive Warren County farmland in a strong area just west of New Virginia. The farm consists of 110 tillable acres that carry a CSR2 of 61.4 (CSR of 57.4). Includes \$159,487 worth of tile that was installed in 2013. Tile maps available upon request. The property features two stocked ponds, a 36' x 48' Morton building with water, electric and 648 sq. ft. of finished space. There are two gazebos and a fire pit overlooking the pond. There is potential for multiple additional building sites just a short commute from the metro. The farm offers excellent recreational opportunities with roughly 30 acres of mature timber and cedar thickets. Farm is located in Section 32 of Virginia Township in Warren County.



LEGAL DESCRIPTION

The West 1/2 of the East 1/2 of Section 32 Township 74 North Range 25 West of the fifth PM Warren County Iowa except That part deeded to the state of Iowa for road purposes and except Parcel A of the survey of the NW 1/4 NE 1/4 Section 32 Township 74 North Range 25 West. Exact legal to be taken from abstract.

DIRECTIONS

From Interstate 35 and G76 Hwy (New Virginia exit), head east for 1.25 miles and the property is on the south side of the road. "Hunter Farms" signs are visible and "For Sale" signs will be posted on the property.

NET TAXES

\$2,804

IMPROVEMENTS

Terraces, tile, ponds

FARM PROGRAM INFO

Cropland Acres: 110.04
Corn Base Acres: 26.7 with a PLC yield of 108
Farmland is currently enrolled in ARC-CO.
Wetland determination has not been completed.

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