



Listing #13936
PeoplesCompany.com

WARREN COUNTY

IOWA



PRICE: \$349,050 PRICE/ACRE: \$4,475

DESCRIPTION

Offering 78 acres m/l of productive Warren County farmland in a strong area north of New Virginia. Farm consists of 61 tillable acres carrying a CSR2 of 63.6 (CSR of 62.8). Includes more than 14,000 linear feet of newly installed tile as well as reshaped waterways. Several excellent locations for potential building sites with access to rural water and electric along the road. Along the north side of the farm there are two potential 13 acre building sites, as well as one along the west side of the farm which is over 9 acres (see images below for possible building site layouts). Owner would consider surveying and selling building sites separately. Just a short commute to the Des Moines Metro, this farm is located in Section 9 of Virginia Township.



LEGAL DESCRIPTION

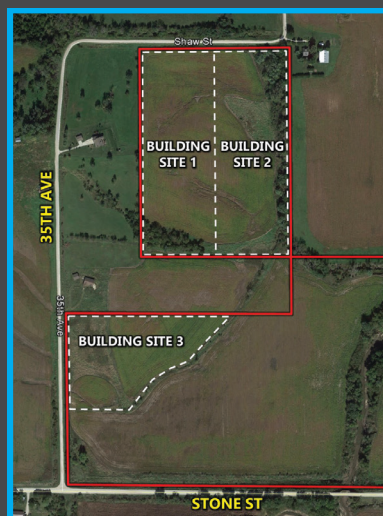
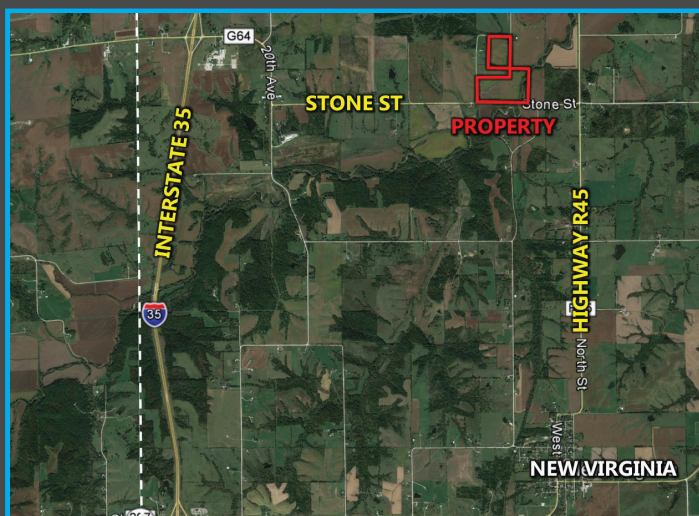
Parcels A, B, C, G, H and the W 1/2 of the SE 1/4 of the SE 1/4 in Section 9, Township 74 North, Range 25 West of the 5th PM in Warren County, Iowa. Brief legal description not to be used on

FARM DETAILS

Corn - 47.1 base acres with a PLC Yield of 96
Farm is currently enrolled in ARC-CO. Wetlands Determination is not complete.

DIRECTIONS

From New Virginia, travel north on Hwy R45 approximately 2.25 miles. Turn west onto Stone Street and continue approximately 0.75 miles to 35th Avenue. Farm is situated on the northeast corner of Stone Street and 35th Avenue.



DETAILS

Stone St & 35th Ave,
New Virginia, IA 50210
MLS Number: 543945
Sign on Property: Yes
School District: I-35
General Area: North of
New Virginia
Net Taxes: \$1,392.00
CSR: 62.7
CSR2: 63.6



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AGENTS

Scott Kelly

Scott@PeoplesCompany.com
515-473-8913

Steve Bruere

Steve@PeoplesCompany.com
515-240-7500