



Listing #13953
PeoplesCompany.com

WARREN COUNTY

IOWA



82
ACRES M/L

DESCRIPTION

Offering 82 acres m/l of combination ground within the incorporated city limits of Des Moines. Property offers several potential building sites with gorgeous views. Excellent recreational opportunities as the land consists of approximately 53 acres of timber with multiple tree stand possibilities as well as ideal locations for food plots and includes a creek. In addition, there are approximately 32 tillable acres with a CSR of 54.2 (CSR2 of 51.1). Great access to major travel corridors and just minutes from downtown.

FARM DETAILS

Corn – 22.4 base acres with a PLC Yield of 105.
Beans – 11.5 base acres with a PLC Yield of 31.

The farm is currently enrolled in ACR-CO.
Wetland Determination is not complete.

PRICE:
\$492,000

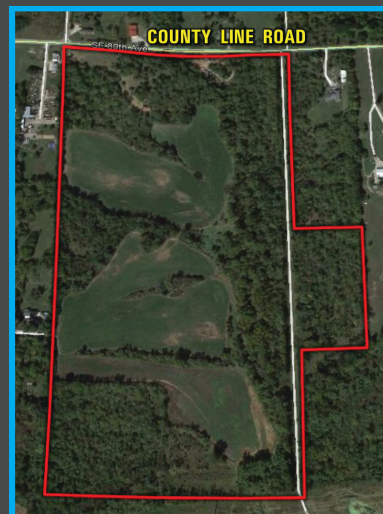
PRICE/ACRE:
\$6,000

DIRECTIONS

From the intersection of Hwy 5 and Hwy 65/69 on the south side of Des Moines, travel north on Hwy 69 / SE 14th St approximately 1/2 mile to County Line Road. Turn west onto County Line Road and continue 0.8 miles. Property is situated on the south side of County Line Road.

LEGAL DESCRIPTION

Approximately 82 acres m/l in the NW 1/4 of Section 2, Township 77 North, Range 24 West of the 5th PM in Warren County, Iowa. Brief legal description should not be used for legal documents. Exact legal description to be taken from abstract.



DETAILS

E County Line Road &
SE 14th Street
Des Moines, IA 50320
Sign on Property: Yes
School District:
Des Moines Lincoln
Net Taxes: 1012.00
CSR: 54.2
CSR2: 51.1
Possession: At Closing,
Subject to Tenant's Rights



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AGENTS

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