

WARREN COUNTY

PROPERTY ADDRESS: 130TH AVE., LUCAS, IA 50151

LISTING #14232

132.61
ACRES M/L

\$500,000
PRICE/ACRE: \$3,770



LISTING AGENT

DARAN BECKER

Cell: 515-979-3498

Daran@PeoplesCompany.com



PEOPLESCOMPANY.COM

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COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.
PEOPLESCOMPANY.COM

DESCRIPTION

Offering a 132.61 acre m/l hay and pasture farm with 105.25 acres considered FSA tillable. Located just off of Highway G76 on 130th Avenue in southern Warren County, the farm currently has 12.70 acres planted to alfalfa hay and the remainder of the farm is in improved pasture. If you are looking for a place to build, this farm has some amazing views and rural water and electric are at the road. If you are needing pasture, this farm is open and ready for 2018. The farm also includes cross fences for rotational grazing and a continuous fence corral system in excellent shape. Additional 144.65 acres available diagonally west from property.

LEGAL DESCRIPTION

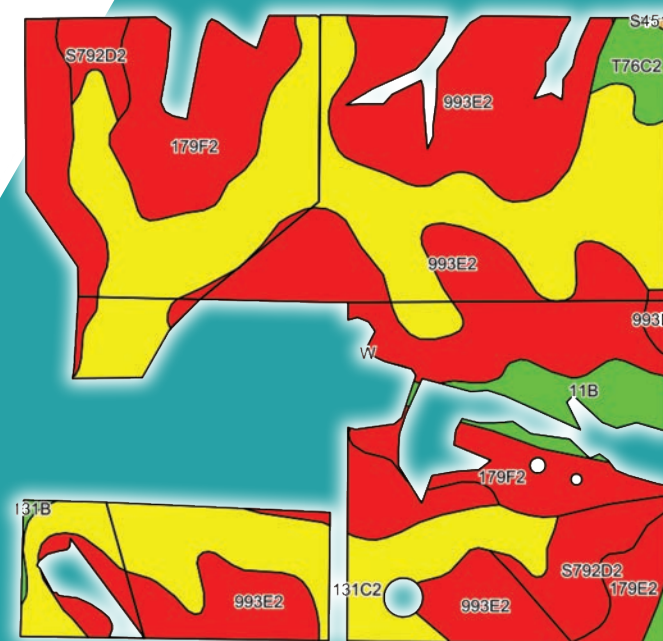
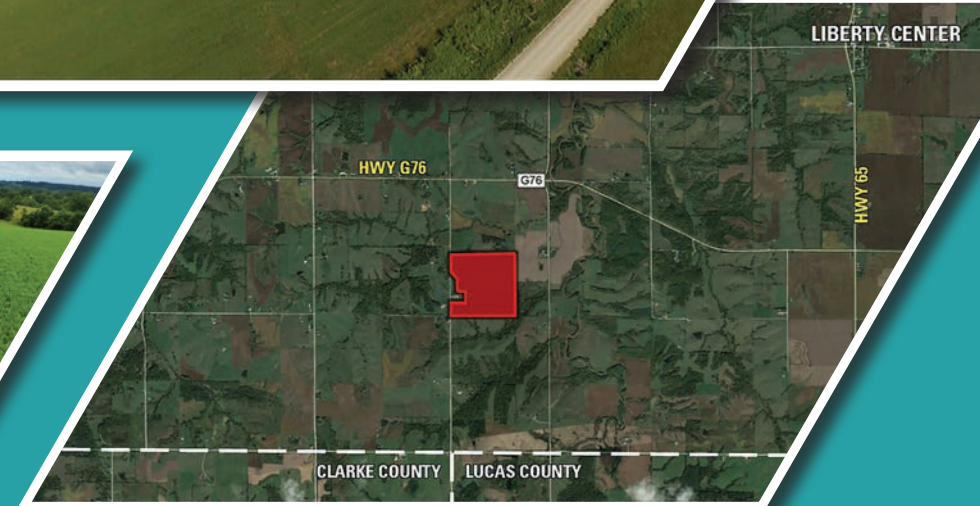
132.61 acres described as the SW 1/4 of Section 30 Township 74 North Range 23 West except parcel F all in Warren County Iowa. Exact legal to be taken from the abstract.

FARM DETAILS

130.71 Farmland Acres
105.25 Cropland Acres
35.7 Corn Base Acres, PLC Yield of 97

DIRECTIONS

From Indianola, travel south on Highway 65/69 and stay on Highway 69 for approximately 12 miles to Highway G76. Then turn east onto Highway G76 and continue for 2 miles to 130th Avenue and turn south. Travel a half mile on 130th Avenue to the northwest corner of the farm on the east side of the road.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	NCCPI Overall
131C2	Pershing silt loam	38.42	36.5%	<div></div>	62	60
993E2	Armstrong-Gara loams	36.86	35.0%	<div></div>	17	57
S792D2	Gara loam	16.49	15.7%	<div></div>	12	49
993E2	Armstrong loam	5.07	4.8%	<div></div>	26	57
428B	Colo-Ely silty clay loams	3.76	3.6%	<div></div>	83	96
S792D2	Gara loam	2.13	2.0%	<div></div>	24	56
93D2	Ladoga silt loam	1.89	1.8%	<div></div>	78	73
993E2	Armstrong-Gara loams	0.43	0.4%	<div></div>	23	62
131C2	Pershing silt loam	0.20	0.2%	<div></div>	70	73
Weighted Average					36.8	58.6



12119 Stratford Dr, Ste B
Clive, IA 50325

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