

LAND FOR SALE

LISTING #16381

PRICE: \$200,000

DESCRIPTION: Peoples Company is pleased to bring to you this 21.4-acre m/l building site/recreational getaway located 8.5 miles southwest of Indianola, Iowa. The farm is currently enrolled in two separate CRP contracts. Today 13.8 acres are enrolled in CP2 until 10/01/23 at \$191.38 per acre, and 6.3 acres enrolled are enrolled in a new CP2 contract until 09/30/32 at \$158.13 per acre for a total annual income of \$3,637. Plenty of deer, turkey, and upland game call this property home, and the bonus of a nice income stream makes this parcel super attractive. Utilities are provided by Clarke County electric services and Warren County Rural Water. Rural Water is east of the property, 1,000 feet. There is an additional acres m/l (listing #16380) lying just to the west where you can build your dream home and leave these 21.4 acres as a hunting paradise with CRP income!

DIRECTIONS: From the intersection of Highway 65 and Highway 92 in Indianola, IA, head south on Highway 65. After roughly 8.5 miles, turn right, heading west onto Ray St. Continue 1 mile where the road bends south again onto 108th Place. In roughly 0.75 miles, the road will bend back to Roosevelt St. The listing will be on the right-hand side in just over 0.25 miles.

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21.40 ACRES M/L WARREN CO., INDIANOLA, IOWA



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