

Warren County, Iowa

LAND AVAILABLE

 **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS
Listing #16999



218.59 ACRES M/L

BRYAN BERGDALE | 712.251.8588 | BRYAN@PEOPLES COMPANY.COM

STEVE BRUERE | 515.222.1347 | STEVE@PEOPLES COMPANY.COM



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Peoples Company is honored to present an exceptional farm located just east of Milo in Warren County, Iowa. The farm consists of 218.59 acres m/l with 123 tillable acres m/l carrying a CSR2 of 48.9. Primary soil types include Zook silty clay loam and Sharpsburg silty clay loam. The balance of the property consists of mature timber draws, watering sources, CRP and bedding areas ideal for producing trophy whitetails. In addition to the farming and hunting opportunities, this property would make a great building site with incredible views in every direction. Warren Water District has a 12-inch water line running along Highway 65. The farm borders Highway 65 and is just 10 minutes from Indianola and 30 minutes from the Des Moines Metro. The farm is located in Otter Township of Warren County, Iowa.

Directions From Lacona: Travel west on Highway G76 for 2 miles. Turn right (north) onto 200th Avenue for 0.8 miles. Continue straight onto Underwood Street. Continue on Tyler Street for 0.7 miles. Turn right (north) on 190th Avenue for 1.2 miles. The farm lies on the right (east) side of the road.

Additional Info

- There is a hunting lease in place until June 31st, 2024.
- Utility information should be verified independently by Buyer and/or Buyer's Agent.

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Asking Price: \$1,584,777

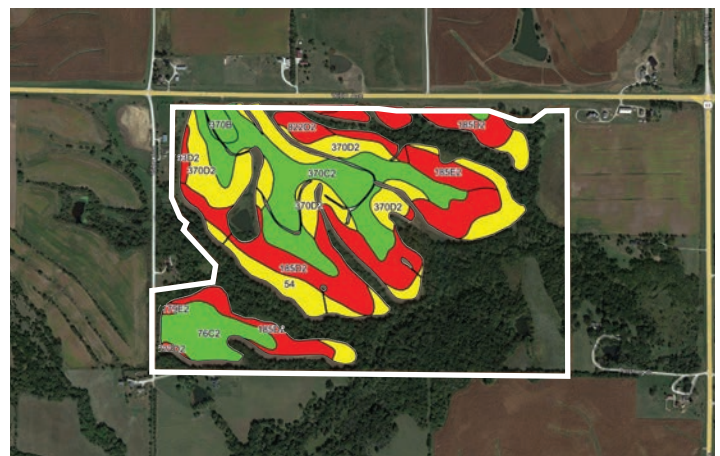
Price per Acre: \$7,250

Taxes: \$2,598

Tillable Soils Map

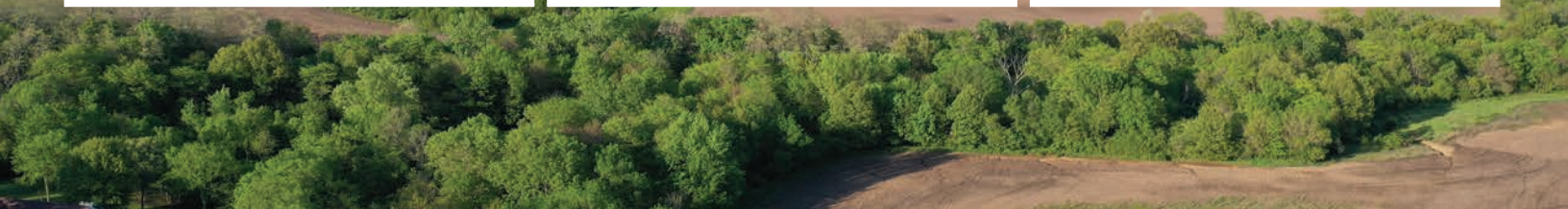
Code	Soil Description	Acres	% of Field	Legend	CSR2
185D2	Bauer silt loam	33.63	30.5%		15
370C2	Sharpsburg silty clay loam	25.09	22.7%		80
370D2	Sharpsburg silty clay loam	19.26	17.5%		54
54	Zook silty clay loam	14.06	12.7%		67
76C2	Ladoga silt loam	8.59	7.8%		75
185E2	Bauer silt loam	3.85	3.5%		8
822D2	Lamoni silty clay loam	3.04	2.8%		10
370B	Sharpsburg silty clay loam	1.68	1.5%		91
Y93D2	Shelby-Adair clay loams	0.80	0.7%		35
Y179E2	Gara loam	0.36	0.3%		32

Weighter Average 48.9



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12119 Stratford Drive
Clive, IA 50325



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CONTACT

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