

153RD AVENUE, CARLISLE, IA 50047

*Carroll & Betty*  
**Warren Farm**



**85.26 Acres M/L**



**JAKE SICKELS**

515.681.2103 | [Jake@PeoplesCompany.com](mailto:Jake@PeoplesCompany.com)

IA LIC: S67181000

Listing #17194





Peoples Company is proud to offer the Carroll and Betty Warren Farm - an 85.26-acre m/l property situated just southwest of Carlisle, Iowa. Carroll and Betty purchased this farm in March of 1956. Through their years of hard work and ownership, they raised hogs, chickens, goats, geese, ducks, and horses. Carroll and Betty were known for their quality herd of Holstein dairy cattle, producing Grade-A milk that was sold to Anderson Erickson Dairy. After selling the dairy cows in the mid-1970s, they started a new herd of Charolais beef cattle. Over the past 67 years, The Warren Family has taken a great deal of pride in owning and maintaining this farm.

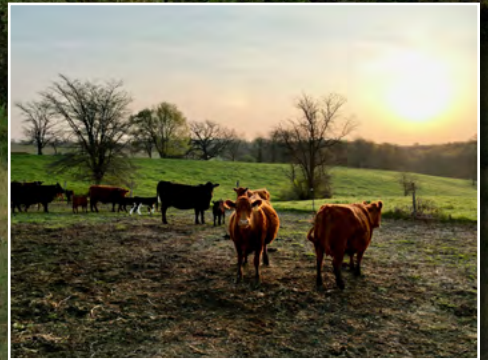
The farm consists of an excellent ranch home, pasture, tillable acres, multiple good ponds, cattle working facilities, and multiple outbuildings. 28.97 tillable acres m/l are currently in

row crop production and carry a CSR2 value of 67.7. Predominant soil types include top-producing Downs and Fayette silt loams. This tract features beautiful, rolling topography, with a nice ridge running through the middle of the entire farm. The property is adjoining the Carlisle Nature Park Trail and has excellent fencing around its entirety. Excellent recreational and hunting opportunities are also provided by this tract, offering the ability to fish, hunt whitetail deer and turkey, ride ATVs, and camp.

The building site and future development opportunity provided by this offering are stellar, being conveniently located in the desired community of Carlisle, Iowa. A new owner is sure to appreciate the secluded acreage setting, timber, pasture acres, and a pond. This parcel offers a new owner the ability to build their dream home and utilize the acreage as a hobby farm, recreational tract or however they see fit. This property is surrounded by large blocks of mature timber and areas in permanent conservation easement that hold and winter a large amount of whitetail and turkey. No covenants or restrictions are placed on the property, allowing you to build or arrange whatever you would like.

This offering is conveniently located just outside of Carlisle, Iowa, only a short distance off of Scotch Ridge Road, on 153rd Avenue. Improvements include access to Warren Rural Water, high-speed internet options, and Mid-American electric service. This offering is conveniently located within close proximity to the Des Moines Metro, Des Moines International Airport, Pleasant Hill, Altoona, and Ankeny.

This farm is likely not to be offered again for decades - don't miss your chance to own it today. Please contact the Listing Agent for more details regarding the Warren Farm.



**Asking Price: \$1,193,640**  
**Net Taxes: \$2,812.00**  
**CSR2: 67.70**

**Directions:**

From Carlisle, Iowa: At the intersection of Highway 5 and Scotch Ridge Road, head south of Scotch Ridge Road for 0.9 miles. Turn left onto Briggs Street and travel west for 0.4 miles. Turn right onto 153rd Avenue and travel north for 0.2 miles. The property will be on the east side of 153rd Avenue. Please do not enter the property without prior approval from the Listing Agent.

**Additional Info:**

\*Buyer and/or Buyer’s Agent should conduct their own due diligence on the property and verify utility information.

**Reserved Items:**

Squeeze chute, 3 gates (one in the north pasture, one on the east pasture, and one by chute), and a continuous fence in the lot are all reserved by the tenant.



**TILLABLE SOILS MAP**



Code:	Soil Description	Acres	% of field	CSR2 Legend	CSR2
M162B	Downs silt loam	9.80	33.8%	●	90
M163C2	Fayette silt loam	7.79	26.9%	●	76
M163D2	Fayette silt loam	6.22	21.5%	●	47
M162D2	Downs silt loam	3.04	10.5%	●	57
1313F	Munterville silt loam	1.10	3.8%	●	5
Y179F2	Gara loam	1.02	3.5%	●	16
Weighted Average					67.7

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12119 Stratford Drive  
Clive, IA 50325



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SCAN THE QR CODE  
WITH YOUR PHONE  
CAMERA TO VIEW THIS  
LISTING ONLINE!

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