

LISTING #17277

WARREN COUNTY, IOWA FARMLAND AVAILABLE

116.39
ACRES M/L

Kenny Herring | 515.783.8718
Kenny@PeoplesCompany.com

Steve Bruere | 515.222.1347
Steve@PeoplesCompany.com



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Asking Price: \$1,300,000 | Gross Taxes: \$2,624

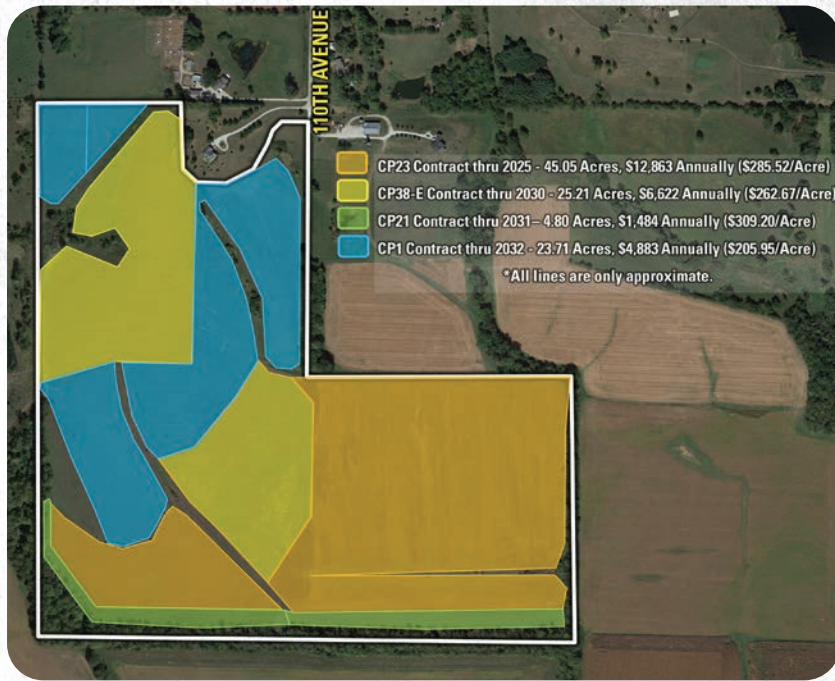
Warren County, Iowa Land Available - Peoples Company is pleased to offer 116.39 gross acres m/l of Warren County, Iowa farmland situated immediately adjacent to the southwestern city limits of Indianola, just south of the Deer Run Golf Club. This large farm offers picturesque views of the gentle rolling hills of Warren County, Iowa with income and recreational opportunities through the Conservation Reserve Program. Utilities including water, electricity, and high-speed communications/fiber are available through Indianola Municipal Utilities on 110th Avenue.

An estimated 98.77 FSA tillable acres carry a CSR2 Rating of 66.9, consisting of the primary soil types of Zook silty clay loam, Ladoga silt loam, Mystic-Caleb complex, and Colo silty clay loam. Currently, all of these acres are enrolled into four various CRP contracts that expire between 2025 and 2032. The current annual payment is \$25,852, which includes 45.05 acres enrolled into CP23 through 2025 paying \$285.52/acre - \$12,863 annually; 25.21 acres enrolled into CP38-E through 2030 paying \$262.67/acre - \$6,622 annually; 4.80 acres enrolled in CP21 through 2031 paying \$309.20/acre - \$1,484 annually; and 23.71 acres enrolled into CP1 through 2032 paying \$205.95/acre - \$4,883 annually.

Based on a recent survey (see attached Plat of Survey) for the residential dwelling located along 110th Avenue, this farm now has the necessary line of sight and fulfills the new Warren County, Iowa building code requirements. The new field entrance at the end of 110th Avenue for this farm is already approved (see attached Driveway Approval) and will allow the farm entrance to also be converted to residential entrances in the future. This new driveway entrance will require an 18" corrugated metal pipe designed in a 3:1 foreslope on the gravel road. Please contact listing agents for additional driveway details.

In addition to the income, quality soils, and recreational opportunities with mature timber along the southern boundary, the farm offers a multitude of opportunities suitable to all your agricultural and recreational desires. The farm is located in Sections 34 and 35 of Lincoln "W" Township in Warren County, Iowa. Don't miss your opportunity to own a sizable piece of Warren County, Iowa farmland!

CRP MAP



DIRECTIONS

From Indianola, Iowa: Travel west out of town on State Highway 92 and turn left (south) onto S Y Street, which becomes 110th Avenue. At the end of the road, the property will be directly south. Look for the Peoples Company sign.

TILLABLE SOILS MAP

| Code | Soil Description | Acres | % of Field | Legend | CSR2 |
|-------|------------------------|-------|------------|--------|------|
| 54 | Zook silty clay loam | 20.78 | 21.0% | | 67 |
| 76C2 | Ladoga silt loam | 13.71 | 13.9% | | 75 |
| 94D2 | MysticCaleb complex | 13.34 | 13.5% | | 25 |
| 133B | Colo silty clay loam | 11.16 | 11.3% | | 74 |
| 133 | Colo silty clay loam | 10.49 | 10.6% | | 78 |
| 88 | Nevin silty clay loam | 8.29 | 8.4% | | 95 |
| 76D2 | Ladoga silt loam | 7.11 | 7.2% | | 49 |
| 76B | Ladoga silt loam | 5.78 | 5.9% | | 86 |
| 43 | Bremer silty clay loam | 4.45 | 4.5% | | 74 |
| 51 | Vesser silt loam | 2.97 | 3.0% | | 74 |
| 993D2 | Armstrong-Gara loams | 0.49 | 0.5% | | 23 |
| 430 | Ackmore silt loam | 0.20 | 0.2% | | 77 |

Weighted Average 66.9



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IA LIC S43684000





12119 Stratford Drive
Clive, IA 50325



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listing online

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