

Listing #17267



WARREN COUNTY, IOWA

FARMLAND AVAILABLE



CONTACT



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ACRES M/L

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SUMMARY

Peoples Company is pleased to offer this excellent combination farm and executive building site, located just northeast of Sandyville in Warren County, Iowa. This offering consists of 40 acres m/l with attributes including well-manicured CRP acres, timbered draws with great hunting, and multiple very secluded building site locations.

This property is located within the Pleasantville School District and features Warren Rural Water and Mid-American Electric at the northeast corner of the property. There are two established entrances to this property, providing easy access to the entire farm. Multiple building site locations on this tract allow a new owner to build a home, shop, hunting cabin, etc. with ample seclusion and privacy. Don't let this property fool you - this area is widely known for its ability to produce and hold mature whitetails in addition to a very large turkey population. If a new

owner were to provide a late-season food source for whitetail, this property is sure to offer the opportunity for harvesting trophy-caliber deer.

There are an estimated 26.49 FSA-certified cropland acres on this tract, carrying a CSR2 value of 55. Top-producing soil types on this tract include Sharpsburg and Ladoga silt loams. The current owner has meticulously maintained and kept this farm, having pattern-tiled the acres currently in row crop production and recently completed the FSA-required mid-contract maintenance on the CRP acres. There is an active CRP contract on the farm expiring in 2033, totaling 13.18 acres with an annual payment of \$2,921.00. The CRP was introduced to this farm with the idea of creating a better habitat for wildlife through the planting of several native and introduced grasses and legumes.

DIRECTIONS

From Indianola, Iowa: Head east on Highway 92 for 9.2 miles. Turn left and head north on 220th Avenue for 2.0 miles. Turn right onto Harding Street and travel east for 0.8 miles. At the intersection of Harding Street and 228th Avenue, head south on 228th Avenue and continue south for 1 mile. The property will be on the west side of 228th Avenue.

From Pleasantville, Iowa: Head west out of town on Highway G40 and travel 1.9 miles until you hit Highway 92. Turn right onto Highway 92 and head west for 3.0 miles. Turn right and travel north on Highway S31 for 2.0 miles. Turn left onto Harding Street and go west for 0.7 miles. At the intersection of Harding Street and 228th Avenue, head south on 228th Avenue and continue south for 1 mile. The property will be on the west side of 228th Avenue.

ADDITIONAL INFO

*The current owner is offering an attractive sale-leaseback on the acres currently in row crop production. Please contact the Listing Agent for details regarding the lease.

*Buyer(s) and/or Buyer's Agent should conduct their due diligence on the property. All information provided is known to be accurate by the Seller and Peoples Company but should be verified independently.

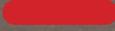
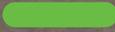
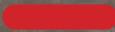
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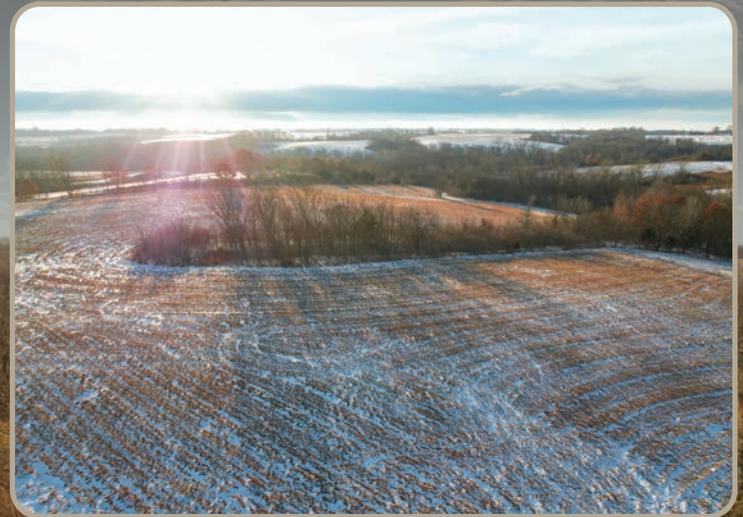
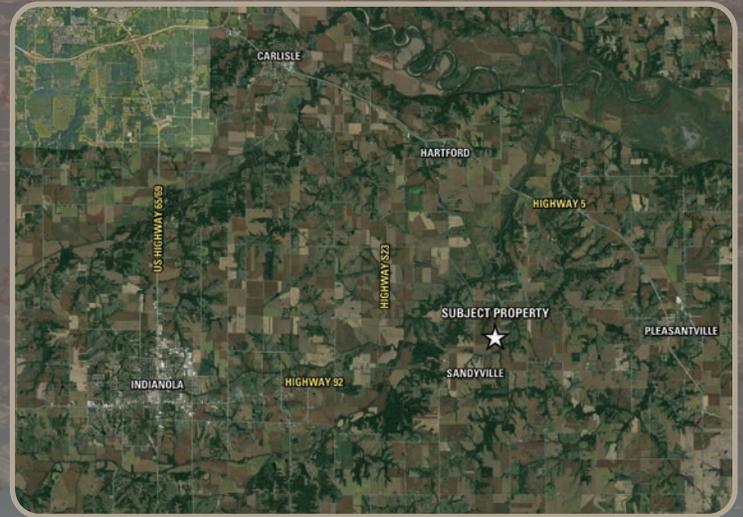
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TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
Y93E2	ShelbyAdair clay loams	12.23	46.2%		28
370C2	Sharpsburg silty clay loam	6.21	23.4%		80
370B	Sharpsburg silty clay loam	4.58	17.3%		91
76C2	Ladoga silt loam	2.57	9.7%		75
822D2	Lamoni silty clay loam	0.90	3.4%		10
Weighted Average					55





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
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THE LEFT WITH YOUR
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