

Farmland Available

Highway 5/165th Place | Carlisle, IA 50047

Warren County

IOWA

131.55
Acres m/L

Jake Sickels

515.681.2103 | IA LIC S67181000

Jake@PeoplesCompany.com

Listing 17305

PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

Warren County

Asking Price **\$1,085,288**
131.55 Acres m/L



Peoples Company is pleased to offer an excellent land ownership opportunity adjoining the city limits of Carlisle, Iowa. The farm is located on the southeast edge of town, at the intersection of paved roads Highway 5 and 165th Place. The farm offers multiple unique opportunities that would make it a solid addition to a local farm operation or a great candidate for an investor looking to diversify their portfolio.

The farm consists of 131.55 acres m/l, with an estimated 96.46 FSA tillable acres. An estimated 81.54 acres are currently in row crop production, carrying a CSR2 value of 78.3. Primary soil types on this tract include highly productive Bremer and Nevin silty clay loams, with slopes ranging from 0-2 percent. There are an additional 9.41 acres in CRP (Conservation Reserve Program) paying \$2,949.00 annually (\$313.35/acre) through 2027. The farm is located within proximity to Heartland Co-Op, just a few miles north of the farm in Avon.

Under the current farm bill, this farm qualifies for the implementation of the Wetland Reserve Program (WRP). This perk offers a great opportunity for a new owner who would want to pursue putting the farm into a conservation program that would provide habitat for wildlife, decrease flood damages, improve water quality, and help the recovery of endangered and threatened species of wildlife. Please contact the Listing Agent for information regarding the potential opportunity of enrolling the farm into the WRP.

In addition to the farming opportunities offered by this tract, the farm is an excellent recreational and hunting farm, being located in an area that holds a large population of whitetail, turkey, geese, ducks, and pheasants.

This farm is conveniently located just a short distance from the Des Moines Metro, Altoona, Ankeny, and Pleasant Hill. This is an excellent chance to own an opportunistic farm with proximity to Carlisle and nearby cities. Please contact the Listing Agent for more information regarding this opportunity.



Scan the QR Code to
view this listing online.

Listing 17305

Tillable Soils Map



FSA Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
43	Bremer silty clay loam	43.63	45.2%		74
88	Nevin silty clay loam	22.88	23.7%		95
172	Wabash silty clay	8.82	9.1%		38
7	Wioata silt loam	7.84	8.1%		97
54	Zook silty clay loam	7.58	7.9%		67
248	Wabash silty clay loam	4.83	5.0%		38
1820	Dockery-Quiver silt loam	0.88	0.9%		87
Weighted Average					75.3



From Carlisle, Iowa: Head east out of town on Highway 5. At the intersection of Highway 5 and 165th Place turn right and head south on 165th Place. The farm will be on the east side of 165th Place, immediately at the Highway 5 intersection. Please look for Peoples Company signs.



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12119 Stratford Drive
Clive, IA 50325



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