

RECREATIONAL LAND WITH EXCELLENT BUILDING SITES

# WARREN COUNTY LAND AVAILABLE

162ND LANE/FULTON STREET | INDIANOLA, IA 50125 | LISTING #17300

FULTON ST

**114.24**  
Acres M/L



**JAKE SICKELS**

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Peoples Company is pleased to present this hard-to-find and secluded recreational farm with excellent building sites near Indianola, Iowa. The farm consists of 114.24 acres m/l and features income producing CRP acres, miles of manicured trails and access points, established food plots for wildlife, a half-acre pond, and much more. The farm is located just northeast of Indianola and is within close proximity to the Des Moines Metro area.

This property is located within the desirable Indianola Community School District and features Warren Rural Water and Mid-American Electric availability at the northwest corner of the property. Multiple building site locations on this tract allow a new owner to build a home, shop, hunting cabin, etc., with ample seclusion and privacy at the end of private and dead-end 162nd Lane. Conveniently, the building sites on this farm are situated so that a new Buyer would not have to buy out any income producing CRP acres if they did not want to.

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 implement proper hunting practices on this farm and hunt it strategically by using the trail system and topography throughout the property to their advantage, this farm is sure to offer the opportunity for harvesting trophy-caliber deer and lots of turkeys. Multiple high quality deer are currently living on the property - check out the trail camera photos!



The farm is currently enrolled in a unique CRP (Conservation Reserve Program) program that allows for a large number of trees to be planted on the farm, with the goal of enhancing cover for wildlife, while also limiting erosion, sequestering carbon, and enhancing water quality within this area. Of the 114.24 acres m/l, 83.51 acres are enrolled into CRP program CP3A, paying \$11,691 annually (\$140.00/acre) through 2027, ensuring a consistent source of income for the new owner of the farm.

Recent improvements to this tract include but are not limited to; rehabilitation of newly implemented trail systems throughout the property, reconstruction of creek crossings and installation of culverts and rock, new gates on access points, clearing of pond vegetation, and implementation of food plots. The idea of implementing these improvements was to allow easy access to the entire farm via truck or ATV and maximize property utilization, while also giving the wildlife that inhabit the property a better chance to live and thrive.

This property is truly one-of-a-kind and is hard to find within the Des Moines Metro area. The farm is located within Section 3 of Palmyra Township in Warren County, Iowa. Please contact the Listing Agent for more information regarding this offering.



## DIRECTIONS

From Indianola, Iowa: Head north on US Highway 65/69 and travel north for 5.0 miles. Turn right and travel east on Summerset Road for 2.0 miles. At the intersection of Summerset Road and 150th Avenue, turn right and travel south on 150th Avenue for 0.5 miles. At Fulton Street, turn left and continue east for 1.2 miles. Turn right onto private 162nd Lane and continue south for 0.25 miles. The property will be at the end of the dead end road on the southeast side. Please look for Peoples Company signage.

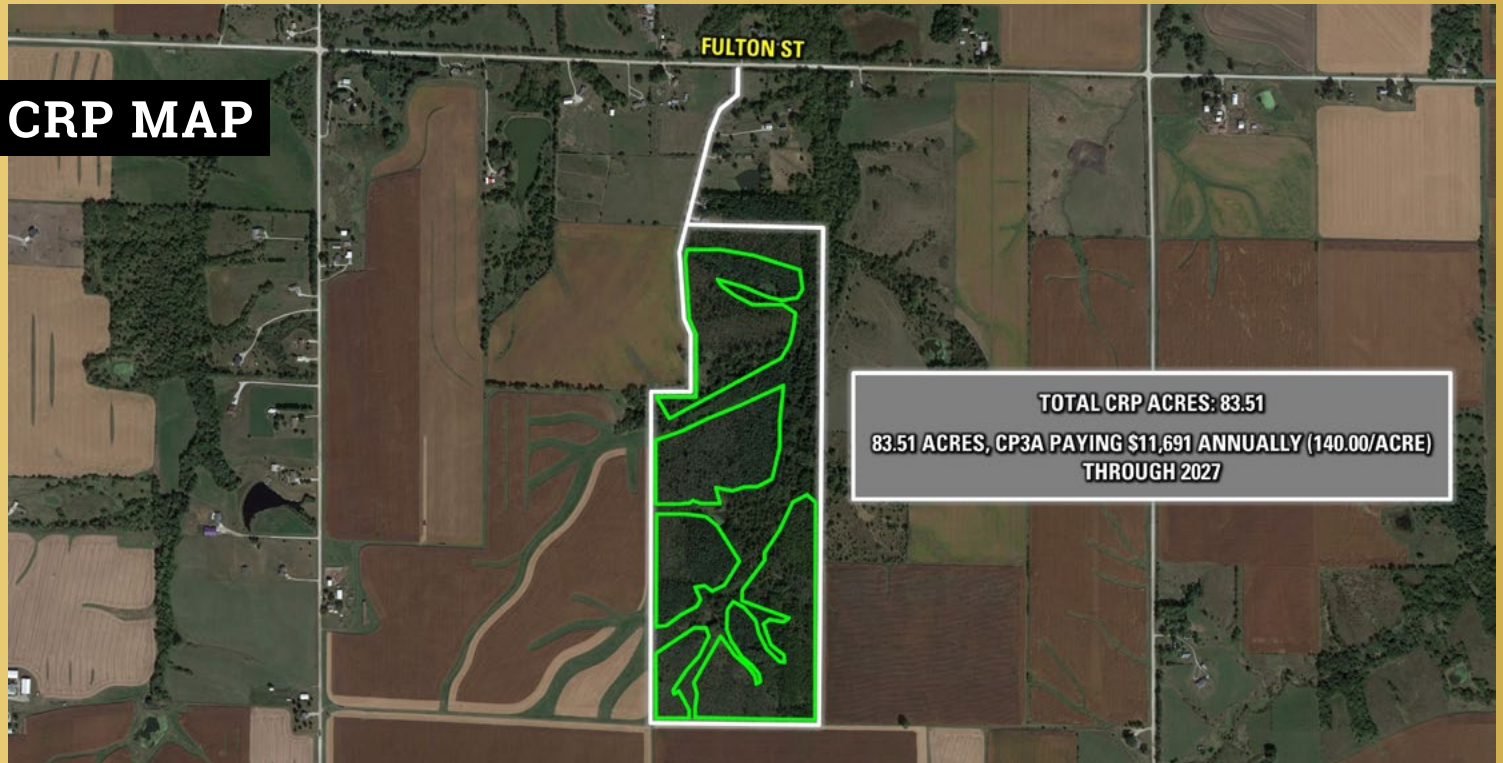
**Asking Price:** \$742,560

**Net Taxes:** \$1,858.00

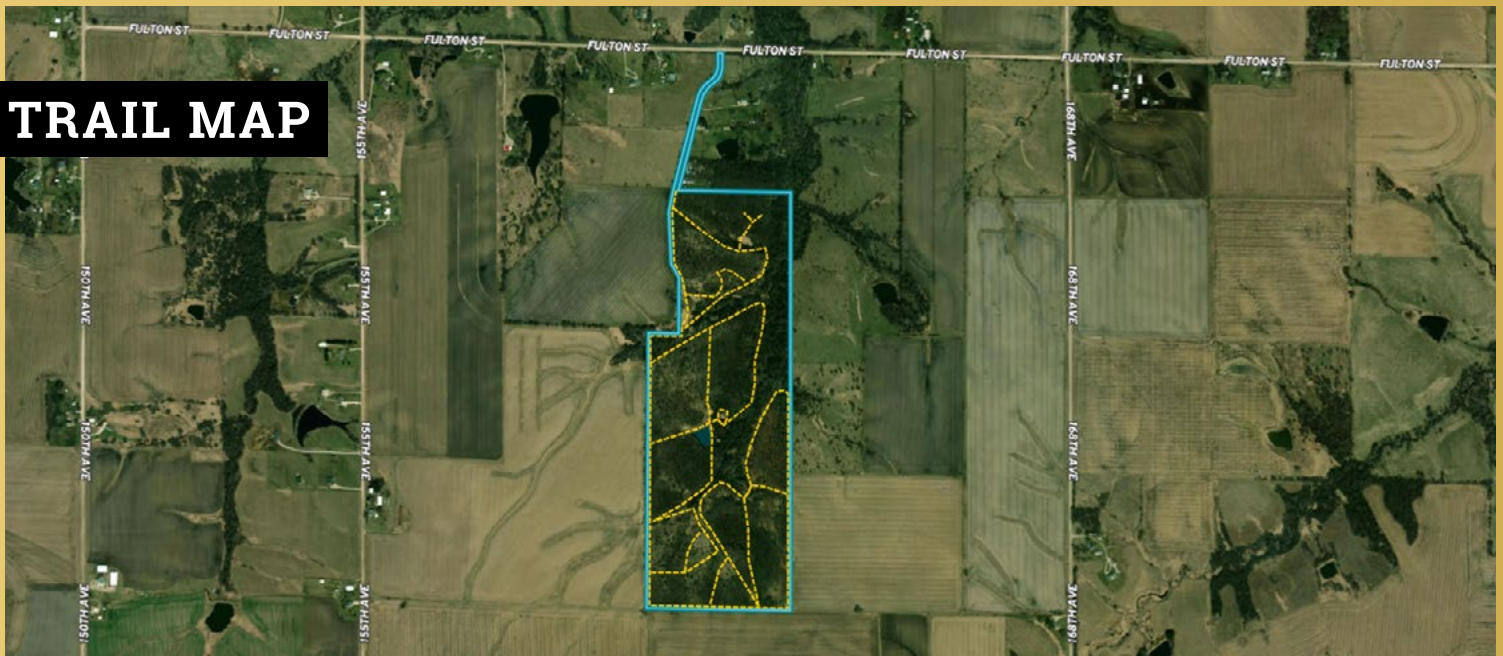
**CSR2:** 52.30



## CRP MAP



## TRAIL MAP







12119 Stratford Drive  
Clive, IA 50325



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Listing #17300

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