



LAND AVAILABLE
42 ACRES M/L

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DESCRIPTION

Peoples Company is pleased to present an excellent land opportunity in Polk County, Iowa - 42 acres m/l to be surveyed and conveyed, just north of Carlisle, Iowa, and only a few short miles southeast of the Des Moines Metro. This farm features attractive income production in addition to excellent recreational capabilities including whitetail, turkey, and waterfowl.

The farm consists of 42 acres m/l, with 32.53 FSA cropland acres that are currently enrolled in Conservation Reserve Program CP38E-25 with an annual payment of \$7,482.00. The cropland acres are highly productive and carry a CSR2 value of 64, offering a new owner the ability to row crop those acres in the future. The acres in CRP have only recently been implemented on the farm. Being in the first year of the CRP contract, a new owner could buy out the contract and put the farm back into row crop production with very little upfront cost. There would be an estimated 35.02 tillable acres available if a Buyer were to buy out the CRP contract.

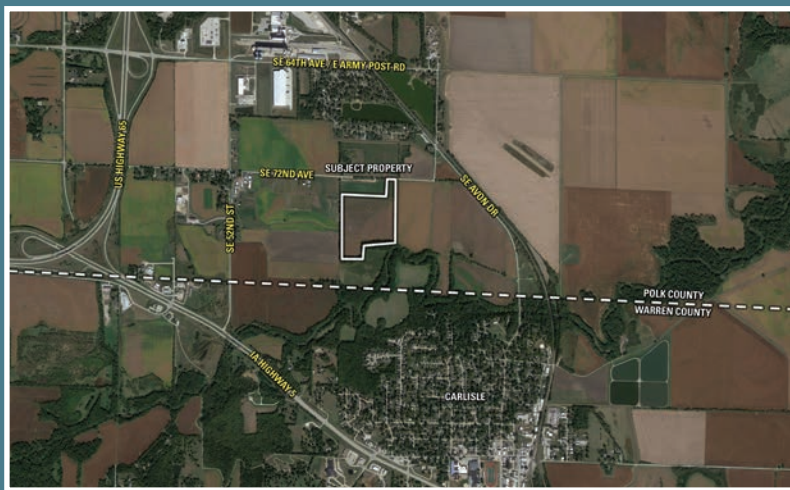
The balance of this tract consists of wooded timberlines and backs up to thicker cover to the south, holding a large population of whitetail and turkey. This farm is located in a sneaky good whitetail area and is sure to offer multiple opportunities for harvesting mature and healthy deer. A new owner could potentially add opportunity and value to the farm by working with the Polk County NRCS office to implement food plots within the CRP acres - further cementing the opportunity for consistent hunting success.

Properties that offer an attractive return on investment and offer great hunting are very rare in today's market of limited land opportunity - please contact the Listing Agent for more details or to schedule a showing. This farm is located in Section 34 of Allen Township in Polk County, Iowa.

DIRECTIONS

From Carlisle, Iowa: Head north out of town on Southeast Avon Drive for 1.5 miles. Take a sharp left turn onto SE 60th Street. Take the right-hand turn where SE 60th Street turns into SE 72nd Avenue and travel west for 0.3 miles. The property will be on the south side of SE 72nd Avenue.

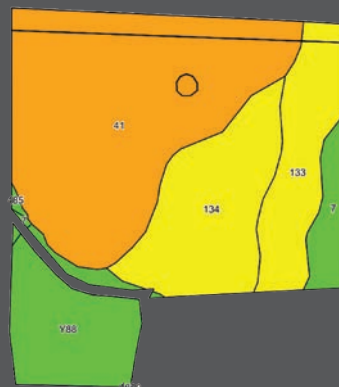
From the Highway 5 / SE Army Post Road Intersection: Head east on SE 64th Avenue / Army Post Road for 0.3 miles. Turn right onto SE 52nd Street and travel south for 0.5 miles. Turn left onto SE 72nd Avenue and travel east for 0.7 miles. The property will be on the south side of SE 72nd Avenue.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	CSR2
41	Sparta loamy fine sand	16.38	46.8%	44
134	Zook silty clay loam	6.92	19.8%	70
Y88	Nevin silty clay loam	5.09	14.5%	95
133	Colo silty clay loam	4.75	13.6%	78
7	Wiota silty clay loam	1.80	5.1%	100
485	Spillville loam	0.08	0.2%	88

Weighted Average 64.1



FARM DETAILS

*This property is located within the FEMA Floodplain.

*A well easement will be drafted to allow the adjoining Carlisle Soccer Fields access to use and maintain the well that is located on the property.

*A property survey has been ordered by the Seller. The final acre amount will be updated across all marketing platforms once the survey is completed and approved by the Carlisle Planning and Zoning Department.

Estimated FSA Cropland Acres: 32.53
CRP Acres:

- 32.53 Acres, CP38E-25 paying \$7,482.00 annually (\$229.99/acre) through 2032

Farm program information, base acres, cropland acres, and CRP acres are subject to slight change, upon reconstitution by the Polk County FSA and NRCS offices.

ASKING PRICE:
\$262,500

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For more information, including drone video, visit
PeoplesCompany.com - Listing #: 17389



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