

LAND AVAILABLE

WARREN COUNTY, IA

LISTING #17935 | 51.0 ACRES M/L

LISTING #17936 | 28.5 ACRES M/L

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Listing #17935 Listing #17936

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Highway R57 Indianola, IA 50125

The south tract consists of 51 acres m/l (to be surveyed and conveyed) located off of Highway R57. The property offers multiple secluded and executive building site opportunities surrounded by agriculture, wildlife, and southern exposure - all while being in a highly convenient location and on pavement. The property is currently in row crop production and features an estimated 44.97 FSA cropland acres, carrying a CSR2 of 62.3.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
370D2	Sharpsburg silty clay loam	10.20	22.68%		54
370B	Sharpsburg silty clay loam	9.48	21.08%		91
370C2	Sharpsburg silty clay loam	7.20	16.01%		80
76C2	Ladoga silt loam	6.83	15.19%		75
822D2	Lamoni silty clay loam	6.36	14.14%		10
76D2	Ladoga silt loam	4.82	10.72%		49
792D2	Armstrong loam	0.07	0.16%		7
Weighted Average					62.3



Peoples Company is pleased to represent the Tina Turner Estate and its heirs with their sale of two high-quality Warren County, Iowa land holdings. The tracts are located on Highway R57, just between Indianola, Iowa, and Norwalk, Iowa, with convenient access to and from the Des Moines Metro area. The tracts feature excellent building sites, productive cropland, recreational qualities, and more.

Within the past 5 years, the property has been farmed with corn, soybeans, and grass hay. The views atop are stunning in every direction, backing up to a meandering creek and mature timber.

Improvements and utilities available to the property consist of Warren Rural Water and Mid-American Electricity. Multiple high-speed internet providers are available in this location as well. There is an established entrance off of Hempstead Street along the northern border of the property.

PENDING

WARREN COUNTY, IA
LISTING #17936 | 28.5 ACRES M/L



Highway R57/Hempstead Street Indianola, IA 50125

The north tract consists of 28.5 acres m/l (to be surveyed and conveyed) located at the intersection of Highway R57 and Hempstead Street. The property offers multiple executive building site opportunities surrounded by agriculture, wildlife, and southern exposure - all while being in a highly convenient location and on the pavement. The property is currently in row crop production and features an estimated 19.84 FSA cropland acres, carrying a CSR2 of 65.3.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
370C2	Sharpsburg silty clay loam	8.36	42.14%		80
370D2	Sharpsburg silty clay loam	6.19	31.20%		54
370B	Sharpsburg silty clay loam	2.95	14.87%		91
822D2	Lamoni silty clay loam	2.33	11.74%		10
Weighted Average					65.3



DIRECTIONS

From Indianola, Iowa: From the intersection of Highway 92 and Highway R63, head west on Highway 92 for 2 miles. Take a right and head north on Highway R57 for 2 miles. Enter property #17935 through the field drive on the east end of the property. For property #17936, continue on Highway R57 for 0.5 additional miles and turn left onto Hempstead Street. Enter the property through the field drive on the north end of the property.



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PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS
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information on each listing.



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