



Warren County, Iowa

66.32 Acres M/L



Bryan Bergdale

712.251.8588 | IA LIC S65377000

Bryan@PeoplesCompany.com

Jaxon Goedken

319.283.0084 | IA LIC S68166000

Jaxon@PeoplesCompany.com



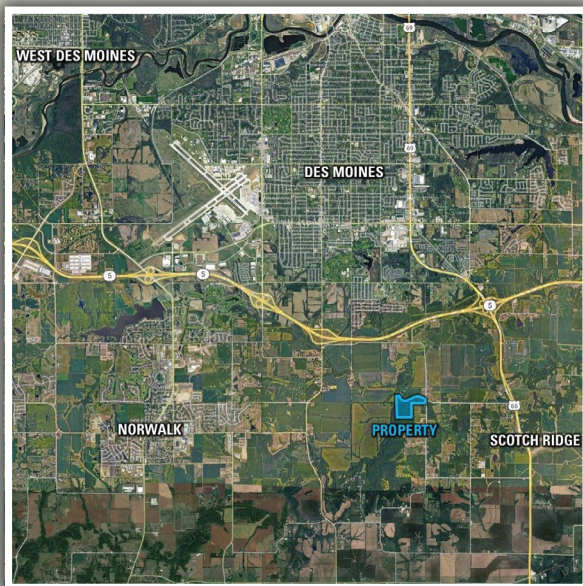
Land Available | 66.32 Acres M/L

Warren County, Iowa

Peoples Company is proud to present 66.32 surveyed acres located just south of Des Moines in Warren County, Iowa. This diverse property features mature oak and walnut timber, open grass clearings, and a scenic 3.5-acre pond with depths reaching 15 feet. Of the total acreage, approximately 4.06 acres are FSA cropland.

The mix of cover and water provides excellent wildlife habitat, making the farm well-suited for hunting, fishing, and other recreational activities. Two cleared areas are ideal for establishing food plots, further enhancing its appeal to outdoor enthusiasts.

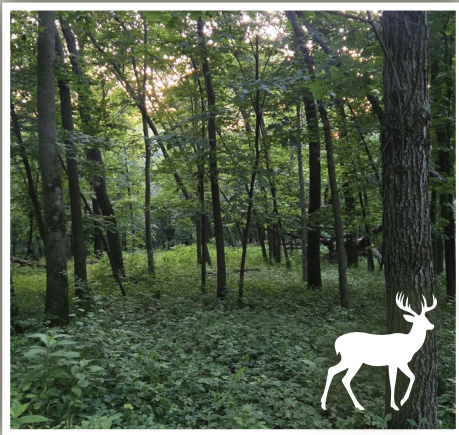
With access to utilities and its location within the Indianola School District, the property also offers potential as a rural home site, hobby farm, or weekend retreat—all within easy reach of the Des Moines metro.



Directions: From Highway 5 South/Exit 96: Take Exit 96 and turn right (south) on SW 9th Street. Then, turn left (east) onto Beardsley Street/Border Street. Continue for two miles, and the farm will be on the right (west). Look for the Peoples Company signs.

Net Taxes: \$980.16

1113th Avenue | Norwalk, IA 50211



Tillable Soils Map

Code	Description	Acres	% of Field	IA CSR2
Y212	Kennebec silt loam	4.06	100.00%	91.0
Average:				91.0

Bryan Bergdale

712.251.8588 | IA LIC S65377000
Bryan@PeoplesCompany.com

Listing:
#18624

Jaxon Goedken

319.283.0084 | IA LIC S68166000
Jaxon@PeoplesCompany.com





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18624



Warren County, Iowa

66.32 Acres M/L

Bryan Bergdale

712.251.8588 | IA LIC S65377000

Bryan@PeoplesCompany.com

Jaxon Goedken

319.283.0084 | IA LIC S68166000

Jaxon@PeoplesCompany.com

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.