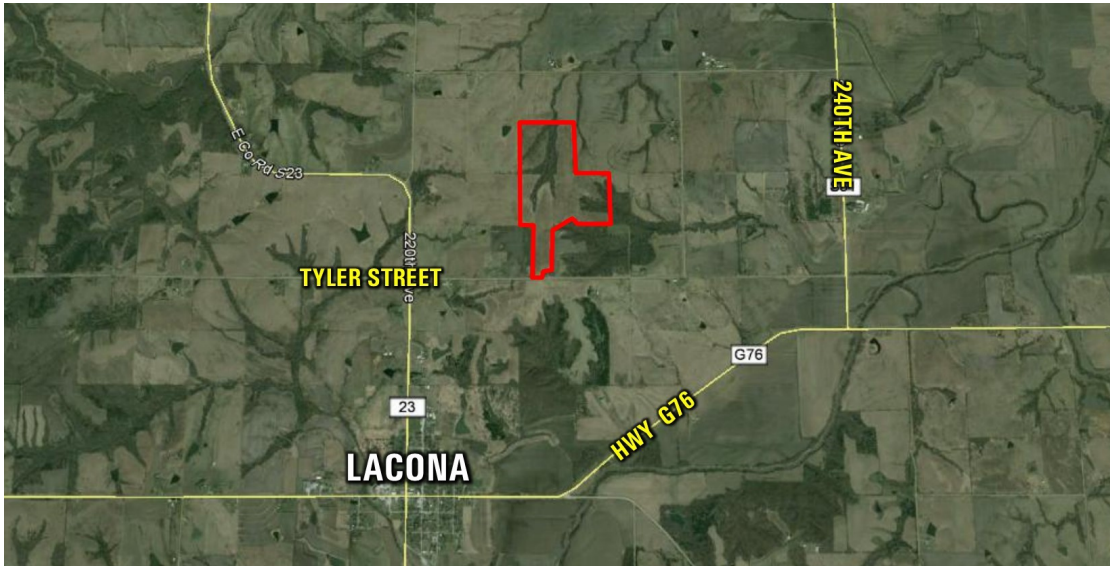
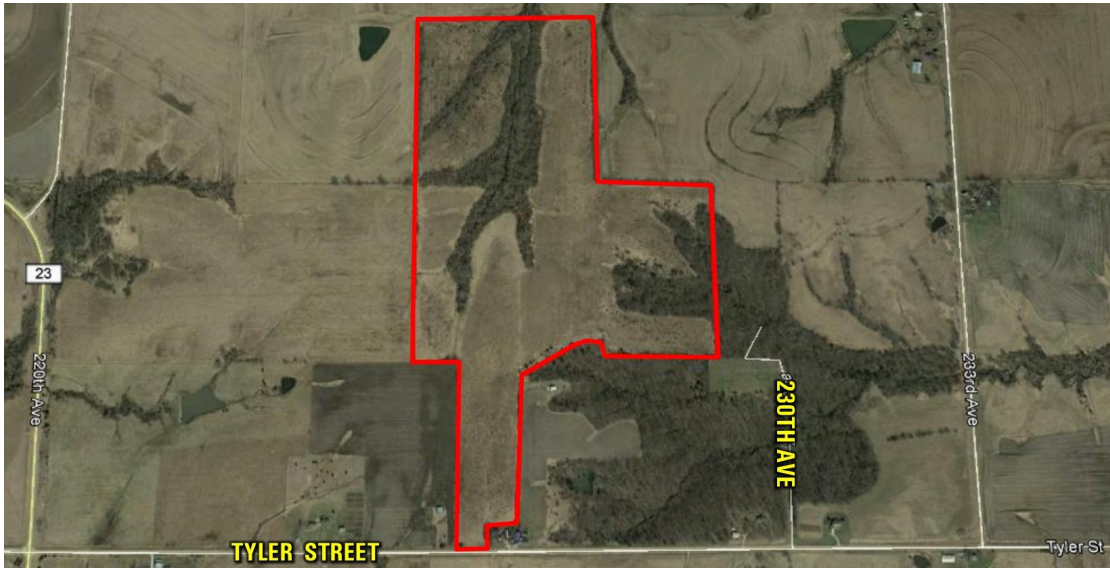


# LAND FOR SALE



## 118 ACRES M/L WARREN COUNTY, IOWA



### LISTING #13709

**PRICE:** \$450,000 (\$3,813/Acre)

**DESCRIPTION:** Looking for a hunting farm that's affordable with lots of income and close to the metro. Here you go! This farm is almost entirely in CRP. The annual payment is \$15,649 with the contract expiring in 2020. There are 2.57 acres which are strategically located at the top of the main draw that are not in CRP and can be converted to a food plot at any time. The CRP is tall and looks to be the preferred bedding site for the neighborhood. The primary Soil types are Arispe, Pershing, and Lamoni with a CSR rating of almost 50 so there will be plenty of options when the contract expires. The return after taxes is over 3% at list price. Come take a look.

**DIRECTIONS:** From Lacona, Iowa - Go 1 mile north to Tyler St. Take Tyler Street east to the farm on the north side of the road.

**TAXES:** \$1614 Annually

**FARM PROGRAM INFORMATION:**  
115.38 Farmland Acres  
87.56 Cropland Acres  
84.99 CRP acres at 184.10 an acre until 2020 for a 15,649 annual payment. 2.57 acres of Corn Base with a 106 bushel yield in PLC

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