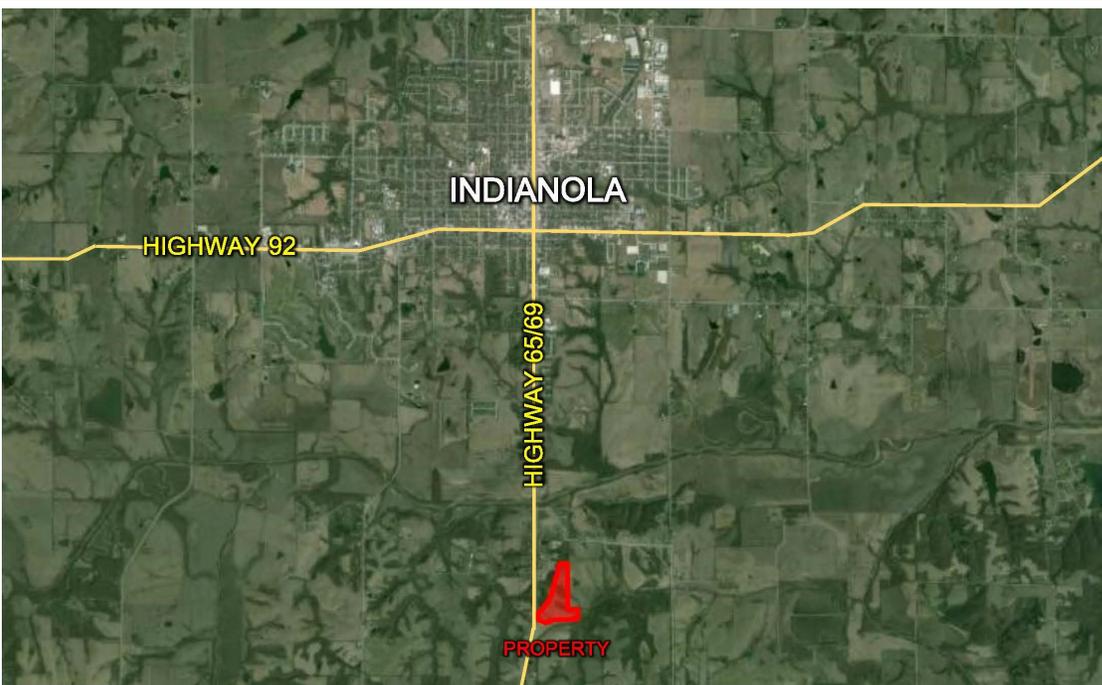


LAND FOR SALE



37.72 ACRES M/L WARREN COUNTY, IOWA



LISTING #13731

PRICE: \$295,000 (\$7820/Acre)

DESCRIPTION: Excellent building site or business location just south of Indianola in Warren County. This 37.72 acres tract offers a hard surface, highway location with a nice 40 X 60 utility building and a 1,024 square foot cabin. The steel utility building includes concrete floors, propane heat, electric, 14 foot overhead doors on both ends, and an office. The cabin is a newer solid structure. The exterior is in great condition with the interior ready for finishing touches. The land includes multiple locations to build your dream home with views stretching miles in all directions. Plenty recreational activities with deer and turkey abundant. To top it off, this property offers \$4,026 of annual CRP income.

DIRECTIONS: From the corner of Highway 69 and 92 in Indianola: Take Highway 69 south 3 miles. This property sits on the East side of Highway 69, look for sign.

FARM PROGRAM INFORMATION:

36.36 Farmland Acres
22.20 Cropland Acres
16.75 CRP acres at \$206.78 per acre expiring in 2022.
5.45 CRP acres at \$103.14 per acre expiring in 2019.

KENNY HERRING

C: 515.783.8718

O: 515.222.1347

Kenny@PeoplesCompany.com

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