

LAND FOR SALE



40 ACRES M/L WARREN COUNTY, IOWA



LISTING #13604

PRICE: \$325,000

DESCRIPTION: 40 acre horse ranch and fully lighted roping arena just 2 miles off of Highway 65. You can hold your own jackpots or just use it for practice. The tillable ground is seeded to Alfalfa hay and the rest is fenced into paddocks. The main residence is a 1296 square foot 3 bedroom 2 bath double wide in excellent condition. The floor plan boasts vaulted Ceilings in the spacious dining and living rooms, large bedrooms, and a walk in closet in the master bedroom. The 28 x 32 detached garage gives you plenty of room for the pickup, SUV and the mower. The horse barn is set up with box stalls and a tack room and has an open front area for the tractor and or hay storage. The second house is currently rented but is being sold as is wear is. There is rural water to both houses, barn, sheep barn and the paddocks and separate electrical boxes for each house. If you need a place to raise or train horses come take a look.

DIRECTIONS: From Indianola take Highway 65 south to Liberty Center. At Liberty Center turn East onto Tyler St. for 2 miles. Property sits on the North East corner of Tyler and 180th.

TAXES: \$2,431 Annually

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