168 ac m/l in Warren County, IA Diverse Recreation, Hunting & Ag Land



GENERAL INFORMATION

168 ac m/l Sale Acres **Crop Acres** 97 ac **Topography** Rolling

Taxes \$1662 net taxable acres 167.79

FSA

Farm # 5361 Tract # 13614 **FSA Crop Ac** 125 Corn Base 26.70

97 Acres Leased for 2015 at \$143/acre



KEY FEATURES

Whitetail Deer

Turkey

Fishing - 3 Stocked Ponds w/Catfish,

Bluegill, Crappie & Bass

Solid Food Source for Wildlife

Building Site

Investment Opportunity

ATV Hiking

Ag Land - Row Crop, Pasture

Within 30 miles of Des Moines Metro Area



The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.



Hawkeye **Real Estate** 22 N Main, Albia IA Ph: 641-932-7796 Email: hawkeye@uciowa.com

Farm Mgmt & On the web: www.iowawhitetailfarms.com "Serving Southern Iowa & Northern Missouri"





Steve Hanson Realtor® 641-799-2449 steve@uciowa.com





Hawkeye Farm Mgmt & Real Estate



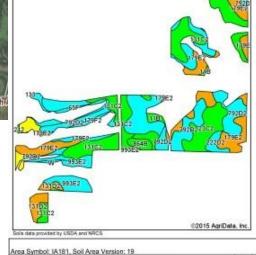
DIRECTIONS:

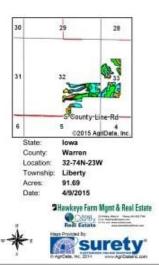
Fr Lacona take Hwy G76 West approximately 6 miles turn left onto Hwy 65 (south) go about 1.5 miles and turn right onto Wyoming St; approximately 1.8 miles west the property will be on your right on Wyoming Street.

LEGAL:

NE SE EX N 10ac, NW SE EX N 10ac, SW SE EX Parcel A of Sec 32 & SW NW & NW SW of Sec 33; T-74-N, R-23-W (Liberty Twp) Warren County

Exact legal to come from abstract.





Code	Soil Description	Acres	Percent of field	™CBR2 Legend	Non-In Class	C8R2**	C8R
79202	Armstrong loam, 9 to 14 percent slopes, moderately eroded	19.07	20.6%		TVe	7	13
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	15.42	16.8%		(lie	62	50
170E2	Gara loam, 14 to 16 percent slopes, moderately eroded	14.84	16.2%		Vlu	33	33
2302	Arispe sity day loam, 5 to 9 percent slopes, moderately eroded	8.51	9.3%		Ille	90	62
822D3	Larroni soils, 9 to 14 percent slopes, severely graded	7.02	7.7%		Vle	- 6	. 6
99382	Armstrong-Gara loams, 14 to 16 percent alopes, moderately eroded	5.27	5.7%		Vle	17	.5
133	Colo sity clay loam, 0 to 2 percent slopes	4.73	5.2%		. Ilw	75	- 80
131D2	Pershing sit toam, 9 to 14 percent slopes, moderately eroded	3.12	3.4%		TV4	37	40
65F	Lindley loam, 18 to 25 percent slopes	2.55	2.8%		Vile	14	10
425D	Keswick loam, 9 to 14 percent slopes	2.42	2.6%		fve	7	- 5
179F2	Gene loam, 18 to 25 percent slopes, moderately eroded	2.26	2.5%		VHe	17	13
17902	Gara loam, 8 to 14 percent slopes, moderately eroded	2.18	2.4%		T/e	- 64	43
222D2	Clarinda sity day loam. 9 to 14 percent slopes, moderately eroded	1.95	1.8%		fve	17	10
8548	Grundy sifty clay loam, 2 to 5 percent slopes	1.49	1.5%		He	72	82
118	Colo-Ely sifty clay loams, 2 to 5 percent slopes	1.01	1.1%		He	83	65
212	Kennebec sitt loam, 0 to 2 percent slopes	0.15	0.2%			88	91
Weighted Average							32.5