

LAND FOR SALE



52 ACRES M/L WARREN COUNTY, IOWA



LISTING #13582

PRICE: \$295,000 (\$5,673/Acre)

DESCRIPTION: Diverse farm in great location! Presenting 52 acres m/l Warren County. The farm currently offers 9.6 acres of CRP paying \$192.80 per acre expiring in 2018, 28 acres m/l with an annual cash rent of \$5,600. Remaining acres include hardwood timber, creek and wetlands. Wildlife of all kinds are abundant on this property including deer, turkey, ducks, goose and pheasants. Nice 30 X 48 utility building has electric and serves well for equipment storage. Well water lines have been installed, waiting for final connection. This is a great opportunity on a conveniently located hobby and recreational farm on hard surfaced roads.

DIRECTIONS: From Indianola: Take Highway R-63 north to Grimes Street. The property is on the west side of R63 just south of Middle River. Look for Signs

TAXES: \$986 Annually

FARM PROGRAM

INFORMATION: Corn: 13.3 base acres with a PLC yield of 124
Beans: 13.2 base acres with a PLC yield of 56

KENNY HERRING

C: 515.783.8718

O: 515.222.1347

Kenny@PeoplesCompany.com

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