

LAND FOR SALE



100 ACRES M/L WARREN COUNTY, IOWA



LISTING #12897

PRICE: \$397,500 (\$3,975/Acre)

DESCRIPTION: 100 Acres m/l Warren County. This combination farm offers 43.47 acres m/l of tillable ground in the rolling hills of southern Warren County with a CSR of 53.9. The farm offers \$5,738.21 in annual income from 5 different CRP contracts. With quick interstate access and utilities available, this makes a great location to build. The farm offers plenty of wildlife and multiple locations for a pond.

DIRECTIONS: From I-35, take the New Virginia exit and go east on Highway G-76. Continue east on G-76 through New Virginia to 60th Ave. Take 60th Ave north to Tyler Street. Take Tyler St west to 58th Ave. The property sits along the west side of 58th Ave.

TAXES: \$1072.50 Annually

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