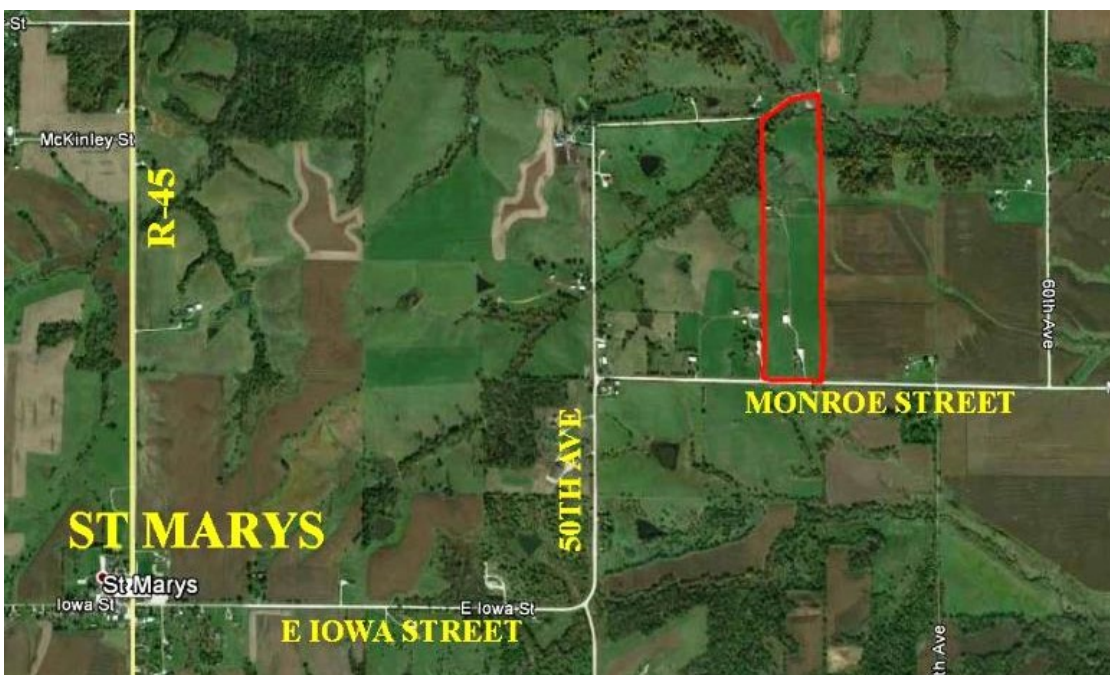


LAND FOR SALE



52.22 ACRES M/L WARREN COUNTY, IOWA



LISTING #12818

PRICE: \$495,000

DESCRIPTION: Beautiful Warren County Acreage! Beginning with the house, built in 1974, includes 3 bedrooms 1 3/4 baths and 1,392 square foot of living area. This is an immaculate home offering custom built cabinetry, oak flooring stairs and trim, Anderson Windows, newer shingles, crown molding throughout, and Trex Decking on front and back deck as well as the flower boxes. The acreage also has several outbuildings. 30 X 54 Morton Building serves as a garage and has room for camper and other toys. Larger equipment and hay bales can be stored in the 48 X 80 Morton Building built in 2012. Additional storage can be found from the 32 X 60 Stock Shed. This acreage is situated on just over 52 acres, of which 35 acres m/l are planted to Alfalfa. Acres in Alfalfa have a weighted average CSR2 of 55.1, and produce around 4,000 square bales a year (weather permitting). The large stocked pond has approximately 1 acre of surface area and is fenced off from the hay ground. This acreage has it all, income and recreation as well as a clean home in a great location.

DIRECTIONS: From Des Moines: Take I-35 south to Highway 92. Take Highway 92 east to R-45. Take R-45 south to E Iowa Street. E Iowa St. east to 50th Ave. Take 50th Ave north to Monroe St. Take Monroe St east to property on north side of the road. Look for sign.

TAXES: \$2326 Annually

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