

# 41 Acres M/L Warren County, Iowa



**Price:** \$255,000

**Description:** High percentage tillable Warren County farm for sale! 41 acres m/l with 29.5 FSA tillable acres and a CSR of 67.8. (CSR2 of 56.1) The 3 bedroom- 2 bath house has been well maintained and was built in 1970. The house also comes with a 2 1/2 car garage. Flat, bottom ground, tillable soils (Zook and Wabash). Farm is located south of Bevington, north of St. Charles, and in Section 6 of Jackson Township. \*Seller would consider a short term contract sale per Buyer's request.

**Directions:** From Bevington: Travel south on 10th Ave for 2 miles to 218th Lane/Larabee St. Go east on 218th/Larabee to 13th Ave. Go south on 13th Ave for 1 mile- Farm is on east side of road.  
From St Charles: Travel northeast on N. Cross St./10th Pl for 3 miles. Go north on 13th Ave. for 1/4 miles- Farm is on east side of road.

**Taxes:** \$2,160.00

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Additional information can be found on our website: **LISTING # 11763**