

# 50 Acres M/L Warren County, Iowa



**Price:** \$225,000  
\$4,500 / Acre

**Description:** This 50 m/l acres of Warren County land offers income and recreation! The farm includes 29.5 m/l acres tillable ground with a CSR of 44.9, over 20 acres of timber and a small pond. This farm would make an excellent building site and includes a 40' x 80' open ended steel utility building built in 1979. This is an excellent location close to Lake Aquabi and Hooper public hunting reserve.

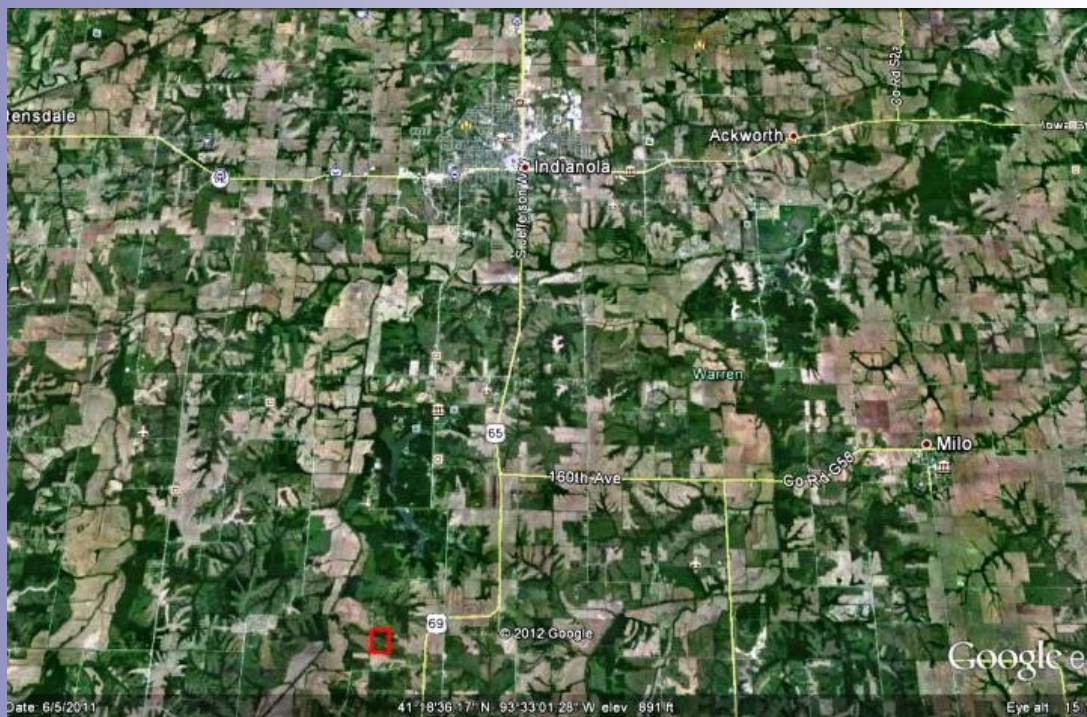
**Farm Program Information:**  
Bean: 8.2 Base Acres with a DY of 45 and CC Yield of 54.

**Legal Description:** Simmerman Lot 3 Section 35, T-75N, R24W of 5th P.M. all in Warren County Iowa

**Directions:** From Indianola, take HWY 69 south to Ray St. Take Ray St. west to 110th Ave. Turn north on 110th Ave Property is a 1/2 mile north on the east side of 110th Ave.

**Taxes:** \$654.16

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Additional information can be found on our website: **LISTING # 10794**

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