

50 Acres M/L Warren County, Iowa



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

Description: 50 m/l acres for sale in Warren County, close to Lake Aquabi. This is a great recreational property with 21.28 m/l acres of mature hardwood trees of which 14 acres are enrolled in timber reserve. Trophy Bucks and Large Turkeys throughout the woods. This farm also includes 20 m/l acres in a CRP contract paying \$94.95 per acre, contract ending 2017. 6 acres remaining would make a great food plot location.

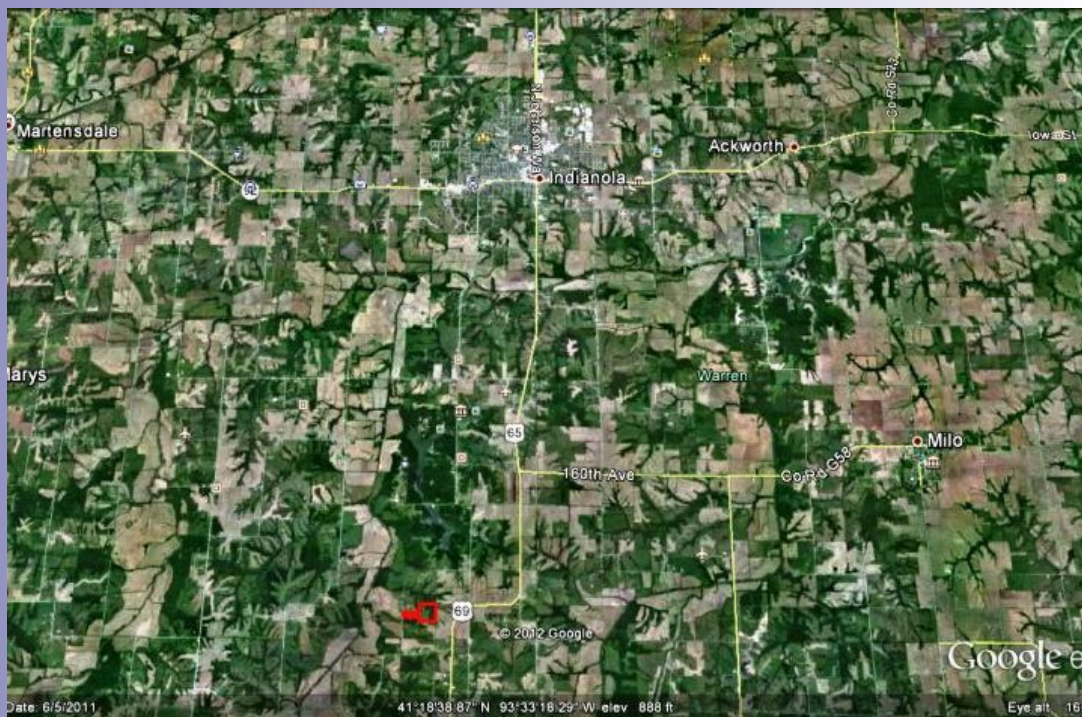
Farm Program Information:
Corn: 5.1 Base Acres with a DY and CC Yield of 88

Legal Description: Simmerman Lot 2 Section 35, T-75N, R-24W and NE 1/4 SW 1/4 of Section 35, T-75N, R-24W all in Warren County

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: \$520.06

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Additional information can be found on our website: **LISTING # 10793**

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