

45 Acres M/L Warren County, Iowa



Price: \$227,240
\$5,164 / Acre

Description: This is a great location for a hobby farm or acreage. This property has something for everyone, 28.2 Tillable acres with a 36.2 CSR. Approximately 25 acres of pasture for cattle or horses. There is excellent deer hunting on the back side of the property. There are several ideal sites to build a pond. Electric is at the road and rural water is on the corner.

Farm Program Information:
Farm program payment are to be re-constituted from a Larger Tract.

Estimates:
Corn: 22 Base Acres with a CC Yield and a DY of 93.

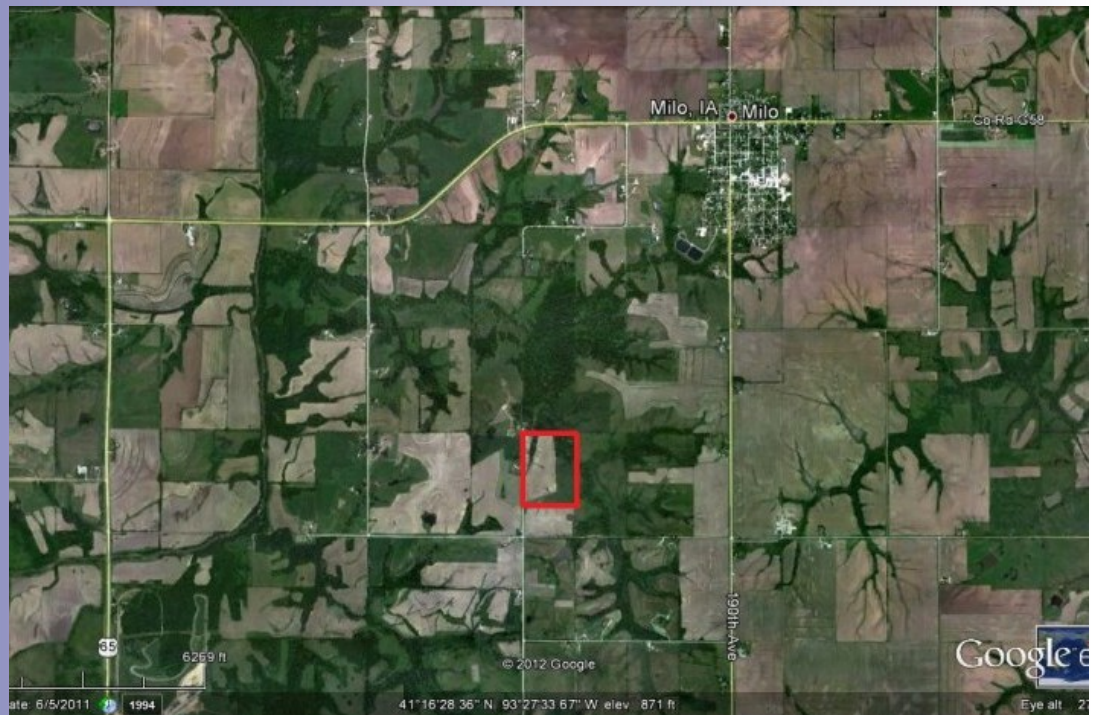
Legal Description: NW 1/4 SW 1/4 and the N 16 acres of the SW 1/4 SW 1/4 Section 25 T 75 N R 23 W

Directions: Take Hwy G58 west of Milo two miles to 173rd Ave. Take 173rd South to Polk St. Take Polk Street 3/4 east turn north on 180th for 1/4 mile. The property lies on the east side of 180th.

Taxes: NA

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