

*Warren County, Iowa*

# RECREATIONAL LAND FOR SALE



*77.60 Acres M/L*



## LISTING AGENTS

**Matt Adams:** 515-423-9235  
Matt@PeoplesCompany.com

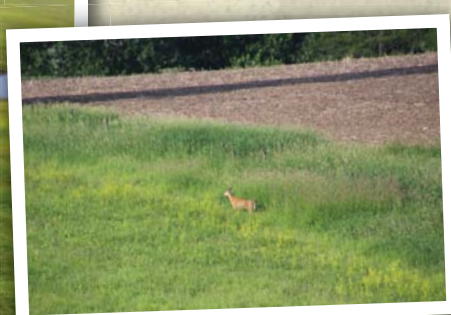
**Travis Smock:** 319-361-8089  
Travis@PeoplesCompany.com



# Recreational Land For Sale

18259 130th Avenue, Indianola, IA 50125  
Warren County, Iowa  
77.60 acres m/l

Price: \$426,800.00  
Price/Acre: \$5,500  
Listing: #13894



## ABOUT THE PROPERTY

Offering 77.60 acres m/l of endless recreational opportunity just south of Indianola in Warren County, Iowa. The gravel road to this property ends at the driveway offering a secluded location just off US Highway 69 with picturesque views of Warren County. The land includes 38.86 acres currently enrolled in CRP paying \$7,831 annually (Three separate contracts expiring in 2023, 2025, and 2031 and including CRP practices CP-1, CP-2, and CP-21). Owner has planted multiple trees throughout the property including but not limited to Maple, Linden, Swamp White Oak, Plane, and Crab Apple. There are three ponds featured on the property with over 2.5 acres of surface water. Two of the ponds are over 20 foot deep and were designed / engineered by the NRCS. In 2015, the east pond was stocked with Catfish, Bass, and Bluegill. This highly maintained and manicured property includes mowed trails throughout and around the ponds, erosion control grass matting and river rock stabilization, CRP and grass acres free of volunteer trees, and landscaped and upkept building site. Native grasses, legumes, and forbs paired with water and timber cover on the adjacent property to the south allow for abundant wildlife with great locations to hang tree stands or put ground blinds. Buildings include a steel pole building measuring 40 ft. by 64 ft. built in 2003 featuring two overhead doors, concrete floors, living area complete with kitchen and bathroom. Rural water and electric have been extended to the site/building and a septic system has been installed. Septic system will need to be inspected prior to closing per Time of Transfer Inspection. Any replacement or repairs to septic system will be at the sole cost and responsibility of the Buyer. Also included is an additional storage building sitting adjacent measuring 38 ft. by 42 ft. constructed in 1970 and an older grain bin. Lake Ahquabi State Park and Hooper State Game Area are located just minutes away for additional recreational possibilities. Farm is located just under 7 miles south of Indianola in Section 31 of Otter Township.

## FARM DETAILS

FSA Cropland: 59.55 acres m/l  
Corn: 6.50 base acres m/l with a PLC Yield of 89  
Beans: 4.90 base acres m/l with a PLC Yield of 26

Total CRP: 38.84 acres m/l paying approximately \$7,831 annually  
CP1: 17.36 acres m/l pays \$209.90/acre or approximately \$3,644 annually, expires 2025.  
CP2: 19.78 acres m/l pays \$190.92/acre or approximately \$3,780 annually, expires 2023.  
CP21: 1.70 acres m/l pays \$239.48/acre or approximately \$407 annually, expires 2031.

## MORE INFORMATION

For more information, photos and maps please look up listing #13894 on our website: [PeoplesCompany.com](https://www.PeoplesCompany.com)

## EQUIPMENT

The owner has equipment that he would consider including in the sale of the property – John Deere 4600 tractor with several attachments (seeder, sprayer, disc, etc), diesel Kubota Ranger, diesel Kubota zero-turn mower, and much more. Contact agent for additional equipment available or questions on equipment.

## LEGAL DESCRIPTION

The South One Half of the Northwest Quarter (S 1/2 NW 1/4) in Section 31, Township 75, Range 23 in Otter Township and located entirely in Warren County, Iowa. Full legal description to be taken from abstract.

## DIRECTIONS

From Indianola, Iowa: Travel south out of Indianola, Iowa on US Hwy 65/69 for 6.5 miles until Polk Street. Turn left (east) on Polk Street for 1/4 mile until 130th Avenue. Turn right (south) for 1/4 mile and property is located at the dead end. Look for sign.

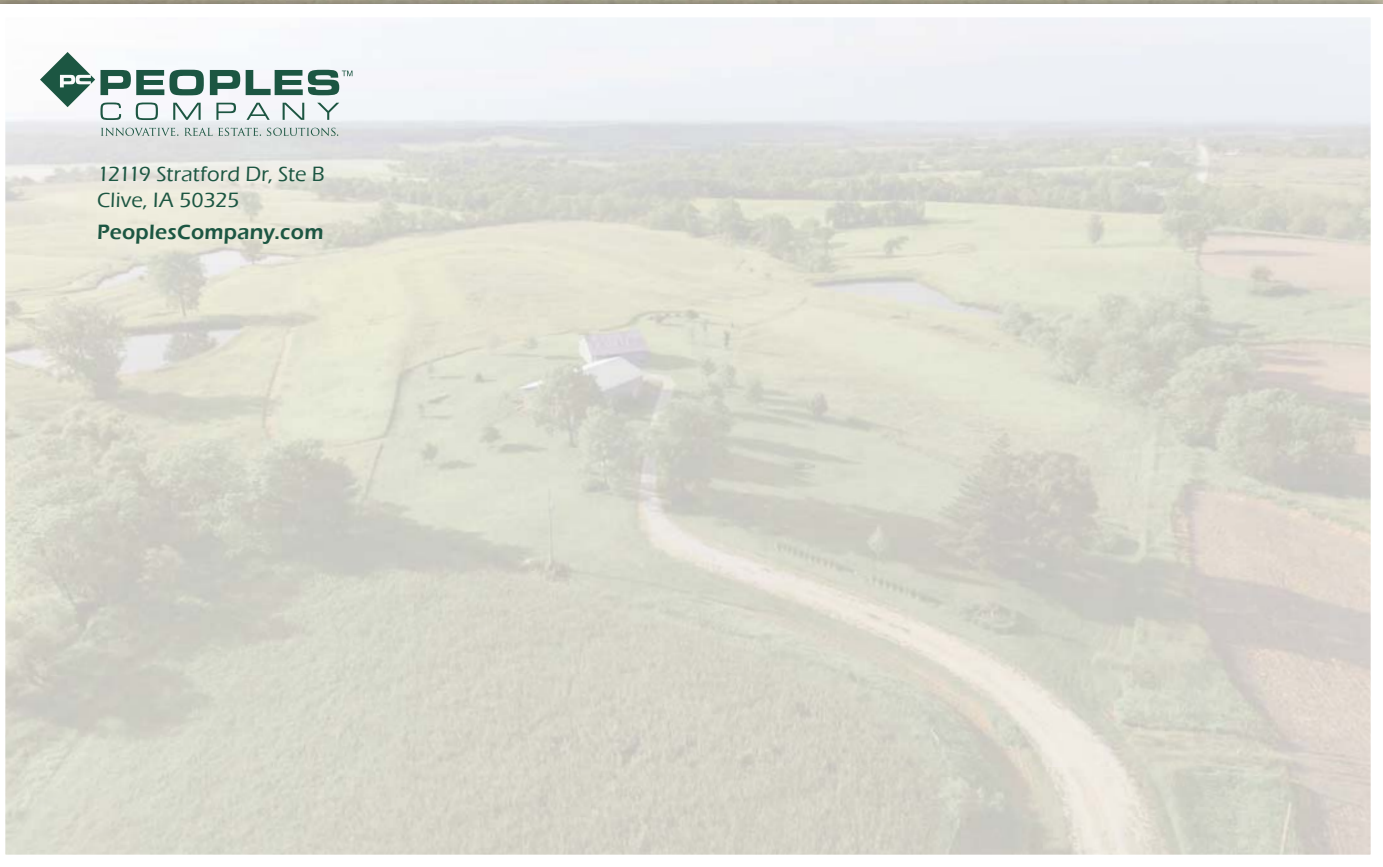
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