

**LISTING #13805**  
**171.17 ACRES M/L**  
**MILO, IOWA**

**LISTING #13807**  
**120.00 ACRES M/L**  
**LACONA, IOWA**

# WARREN COUNTY FARMLAND FOR SALE



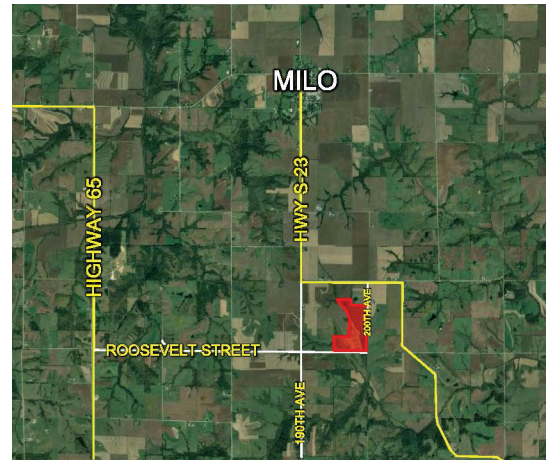
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# 200TH AVENUE, MILO, IA 50166

LISTING: #13805 | 171.17 ACRES M/L | \$570,000 | \$3,330/ACRE



## ADDITIONAL INFO

Adjoining acres available for sale, please contact listing agent for additional information

## FARM DETAILS

Pending reconstitution by the Warren County FSA Office.

## DIRECTIONS

From Milo, take Highway S23 south to 200th Avenue. Take 200th Avenue south. The farm is located on the west side of 200th Avenue, north of Roosevelt Street.

Presenting 171 acres m/l in Warren County. This farm includes approximately 110 acres currently in crop production carrying a weighted average CSR of 46.3 (CSR2 47.9). Additional 27 acres of pasture with good fence and a nice pond, balance in timber draw and grass waterways. Located south of Milo in Section 6 of White Breast Township.



For more information on each listing please visit our website: [PeoplesCompany.com](https://www.PeoplesCompany.com)





# 17021 TYLER STREET, LAONA, IA 50139

**LISTING: #13807 | 120.00 ACRES M/L | \$770,000 | \$6,416/ACRE**

Turn key cattle setup including 120 acres m/l, Warren County, Iowa. This farm features a newer 365' x 48' Hoop Feed Building designed by Hoop Beef Systems and was constructed per manufacturers recommendations. The hoop building includes a 12' concrete alleyway, 7 separate paddocked lots with crushed limestone under the bedpack, 4 automatic waterers, and curtain vents along the entire north side. 14' overhead doors on east and west ends offers easy cleaning and convenient loading/unloading. The building can accommodate 365 head and can be bedded and cleaned by one person without needing to remove cattle. Excellent feed storage is provided in the 45' x 35' Hoop Beef System Commodity Shed. Protecting feed from the elements in this hoop style shed insures a quality feed product with less shrinkage, leading to a healthier herd and lower feed cost. Also included is a 20,000 bushel grain bin with Stir-Ator and dryer built in 2009, 42' x 63' Morton building used for machinery storage, and a modest 2 bedroom home built in 1964. The land offers approximately 44 tillable acres carrying a weighted average CSR of 53.3 (CSR2 49.5) currently in row crop production, remaining acres are grass pasture with cow tight fencing and 2 nice ponds. Excellent opportunity for a beginning farmer or to increase your existing operation. The farm is located in Section 14 of Liberty Township, just east of Liberty Center.

## FARM DETAILS

Cropland: 45.15 acres

Corn: 14.30 base acres, PLC Yield of 108

Oats: 6.80 base acres, PLC Yield of 43

## DIRECTIONS

Take Highway 65 to Liberty Center. Go east on Tyler Street one mile. The property is on the north side of Tyler Street, just east of 170th Avenue.



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# WARREN COUNTY FARMLAND FOR SALE

