



210TH AVENUE  
LACONA, IA 50139

**40**  
ACRES M/L

# WARREN COUNTY FARMLAND FOR SALE



## FARM DETAILS

FSA Cropland: 31.17 acres  
Corn: 8.4 acres, PLC Yield of 98  
Oats: 1.1 acres, PLC Yield of 49

## ABOUT THE PROPERTY

Offering 40 acres m/l located just a few miles south of Lacona, IA in Warren County. The land is currently all in hay but can be farmed if so desired. The farm features a beautiful spot for a home overlooking the pond loaded with bass, bluegill and crappie. Rural water runs along the property and electric is located across the road. This would make an excellent building and/or recreational site as well as a perfect starter farm for your cattle operation.

## DIRECTIONS

From Indianola head south on Highway 65/69 for approximately 5.2 miles then turn east onto Highway 65. Continue east for approximately 3.2 miles then turn south to stay on Highway 65. Continue on Highway 65 for 7.1 miles then turn east onto Highway G76. Go east on Highway G76 for approximately 5.2 miles and then turn south on 210th Avenue. Continue south for approximately 1.3 miles and the property is situated on the west side of the road.

**40 ACRES M/L**

Price: \$150,000 | Price/Acre: \$3,750

**LISTING #14574**

PeoplesCompany.com

**DARAN BECKER**

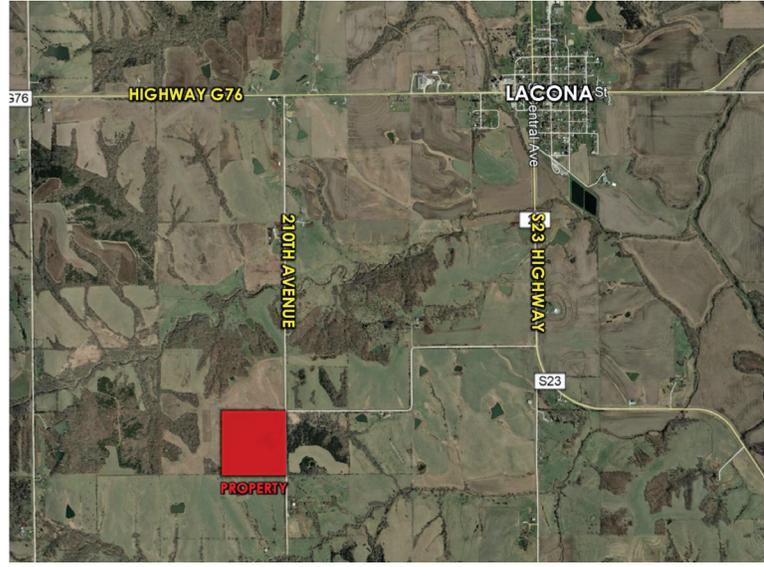
515-979-3498

Daran@PeoplesCompany.com



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**TILLABLE SOILS**

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	CSR2	CSR	*n NCCPI OVERALL
131C2	Pershing silt loam	9.75	31.3%		62	50	60
993E3	Armstrong-Gara clay loams	9.61	30.9%		14	5	42
131D2	Pershing silt loam	5.32	17.1%		37	40	61
822D2	Lamoni silty clay loam	2.93	9.4%		10	15	53
179E2	Gara loam	1.83	5.9%		24	33	56
133B	Colo silty clay loam	1.51	4.8%		74	75	96
11B	Colo-Ely silty clay loam	0.19	0.6%		83	65	96
<b>Weighted Average</b>					<b>36.5</b>	<b>31.4</b>	<b>*n 55.7</b>

