

LAND
AVAILABLE

**40 ACRES
M/L**

WARREN COUNTY,
IOWA



Contact | MATT ADAMS | 515.423.9235 | Matt@PeoplesCompany.com



Peoples Company is proud to offer this building site opportunity conveniently located just 25 minutes from the Des Moines Metro! Property consists of 40 gross acres m/l with 20.16 FSA cropland acres of which 12.95 acres are currently in row crop production carrying a tillable CSR2 rating of 63. The balance of the FSA cropland acres include 7.21 acres in a CRP (Conservation Reserve Program) contract until September 30, 2021 with an annual payment of \$1,488. The CRP practice is CP33 (habitat buffers for wildlife). Primary soils include Sharpsburg Silty Clay Loam. The remaining acres of the property consist of mature timbered draws providing excellent recreational opportunities. Property will be open for the 2020 hunting season and 2021 crop year.

Conveniently located on pavement, this property offers numerous great building location opportunities with picturesque views of Warren County. All utilities are available at the road with rural water provided by the Warren Water District and Fiber Optic provided by OmniTel Communications. Farm is conveniently located along Highway R45 in Section 3 of Jackson Township.

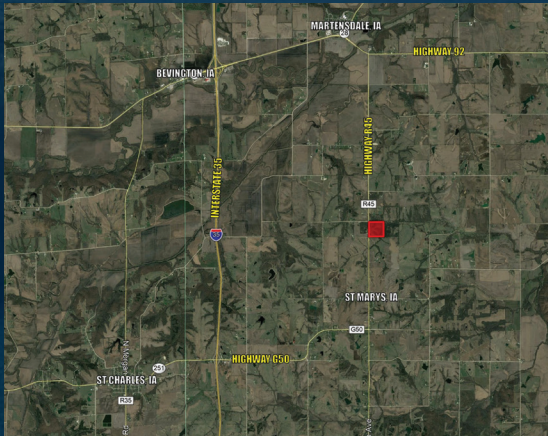
*Property does contain a 12'x30' steel utility building with farm equipment. The utility building and farm equipment are NOT part of the land sale and will be removed prior to closing. Seller will consider separate offers on the utility building and equipment. Please contact agent for details.

*Please contact agent to view the property

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Highway R45 | St Marys, IA 50241
Warren County, Iowa

Listing #15145


Price | \$400,000

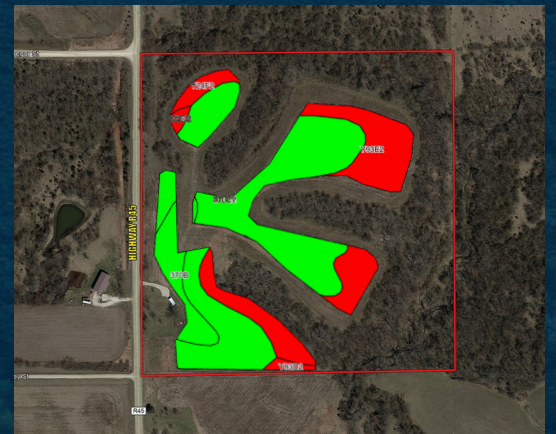
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PeoplesComapny.com

From Interstate 35 Exit 56: Travel east on Highway 92 for approximately 2.75 miles to Highway R45. Turn south onto Highway R45 and continue for 2.75 miles. Farm will be located on the east side of the road. Look for Peoples Company signs.

Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
370C2	Sharpsburg silty clay loam	7.46	57.6%		80
Y93E2	Shelby-Adairclay loams	3.70	28.6%		28
370B	Sharpsburg silty clay loam	1.10	8.5%		91
Y24F2	Shelby clay loam	0.40	3.1%		20
Y93D2	Shelby-Adair clay loams	0.16	1.2%		35
222D2	Clarinda silty clay loam	0.13	1.0%		17
Weighted Average					63



12119 Stratford Drive, Suite B
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Peoples Company is an all-inclusive land company that offers farm auctions, both public and online, traditional listings, farm management, certified appraisals and valuation services, and access to investor capital.



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