

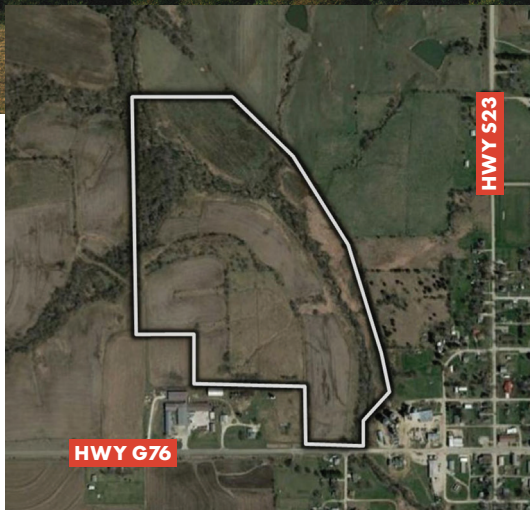
LISTING #15364

75.37 ACRES M/L



WARREN COUNTY

IA



PEOPLES COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

Presenting 75.37 acres m/l Warren County, Iowa. This farm is suitable for just about any use including recreation, row crop production, or a building site location. The property includes approximately 49.29 acres currently in row crop production. Soil types include Nodaway and Zook with a weighted average CSR2 of 59.5. Isolated farm fields would lend itself to ideal food plot locations. The property offers a nice stand of timber in an area known to produce trophy bucks. It is conveniently located on hard surface road, just west of Lacona. This property does qualify for CRP, please reach out to listing agent for additional information.

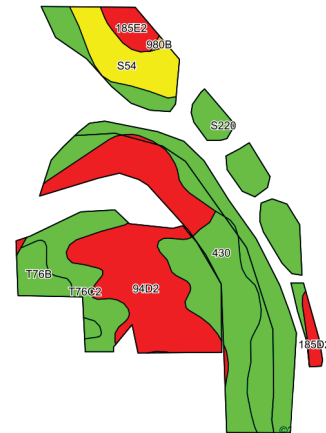
Net Taxes: \$1,340
CSR2: 59.50
Price: \$309,017

Directions: This property is located a half mile west of Lacona on the north side of the road. Look for Peoples Company signs.

TILLABLE SOILS

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Code	Soil Description	Acres	% of Field	CSR2
S220	Nodaway silt loam, heavy till	15.68	31.8%	77 ●
94D2	Mystic-Caleb complex	13.81	28.0%	25 ●
430	Ackmore silt loam	7.85	15.9%	77 ●
T76C2	Ladoga silt loam, benches	4.23	8.6%	78 ●
S54	Zook silty clay loam, heavy till	3.79	7.7%	68 ●
T76B	Ladoga silt loam, benches	1.89	3.8%	86 ●
185E2	Bauer silt loam	1.33	2.7%	8 ●
185D2	Bauer silt loam	0.61	1.2%	15 ●
980B	Gullied land-Ely-Colo, occasionally flooded	0.10	0.2%	42 ●
Weighted Average:				59.5



CONTACT

FOR MORE INFORMATION

Visit **PeoplesCompany.com** (Listing #15364) to learn more about this property. An additional 100 acres m/l of adjacent land is available. Contact a listing agent to learn more.

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