

LISTING #15404

WARREN COUNTY

LAND AVAILABLE

112
ACRES M/L





PRICE

\$719,000

PRICE/ACRE

\$6,419.64

EST. NET TAXES

\$2,240

CRP MAP

53RD AVENUE

38.31 CRP Acres expiring in 2027
• \$248.60/Acre for \$9,524/Year
• CP-38E
3.42 CRP Acres expiring in 2029
• \$171/Acre for \$585/Year
• CP-9
2.22 CRP Acres expiring in 2023
• \$293.67/Acre for \$652/Year
• CP-21

112 ACRES M/L WARREN COUNTY

Peoples Company is pleased to present a rare opportunity to purchase 112 acre m/l of Warren County farmland in the highly coveted Norwalk School District. Combination farms that offer not only a recreational component but also attractive income and building site potential continue to be in extremely high demand. Property consists of a variety of timber, CRP & row crop supporting an abundant wildlife population including deer, turkey, pheasant, quail and waterfowl. There are 68.26 FSA tillable acres of which 43.95 acres are enrolled in the Conservation Reserve Program with the remaining 24.31 acres in row crop production with total annual farm income of nearly \$15,000 per year.

Scenic views overlooking the North River Valley make this a great location to consider building your home. Rural Water and Electric are both available at the road. Additional recreational opportunities available across the road on the North River Greenbelt's Swamp White Oak Tract, a local County park and Wildlife Refuge. This farm is located along 53rd Ave just a few minutes southwest of Norwalk in Sections 26 and 27 of Linn Township of Warren County.

**There is additional access to the property from a Level C Road on the north side of the farm. Contact agent for details.*

FARM DETAILS

- FSA Cropland Acres: 24.31 Acres
- CRP Acres: 43.95 Acres
- 38.31 Acres paying \$248.60/Acre for a annual payment of \$9,524 and expiring 9/30/2027. These acres are enrolled in the CP-38E program.
- 2.22 Acres paying \$293.67/Acre for a annual payment of \$652 and expiring 9/30/2023. These acres are enrolled in the CP-21 program.
- 3.42 Acres paying \$171/Acre for a annual payment of \$585 and expiring 9/30/2029. These acres are enrolled in the CP-9 program.

DIRECTIONS

From Norwalk, Iowa: Travel south on Highway 28 for 2 miles before turning right and heading west on Elk Horn Street. Travel west on Elk Horn Street for 1 mile before the road bends to the south and becomes 53rd Avenue. Continue south on 53rd Avenue for .25 miles and the farm will be situated on the west side of the road. Look for Peoples Company signs.

PROPERTY ADDRESS

53rd Avenue
Norwalk, IA 50211





12119 Stratford Drive, Suite B
Clive, IA 50325



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LISTING #15404

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