



**LUHRS**  
FAMILY TRUST

—*LAND FOR SALE*—  
**WARREN COUNTY, IOWA**

203.65 ACRES M/L, OFFERED AS THREE LISTINGS



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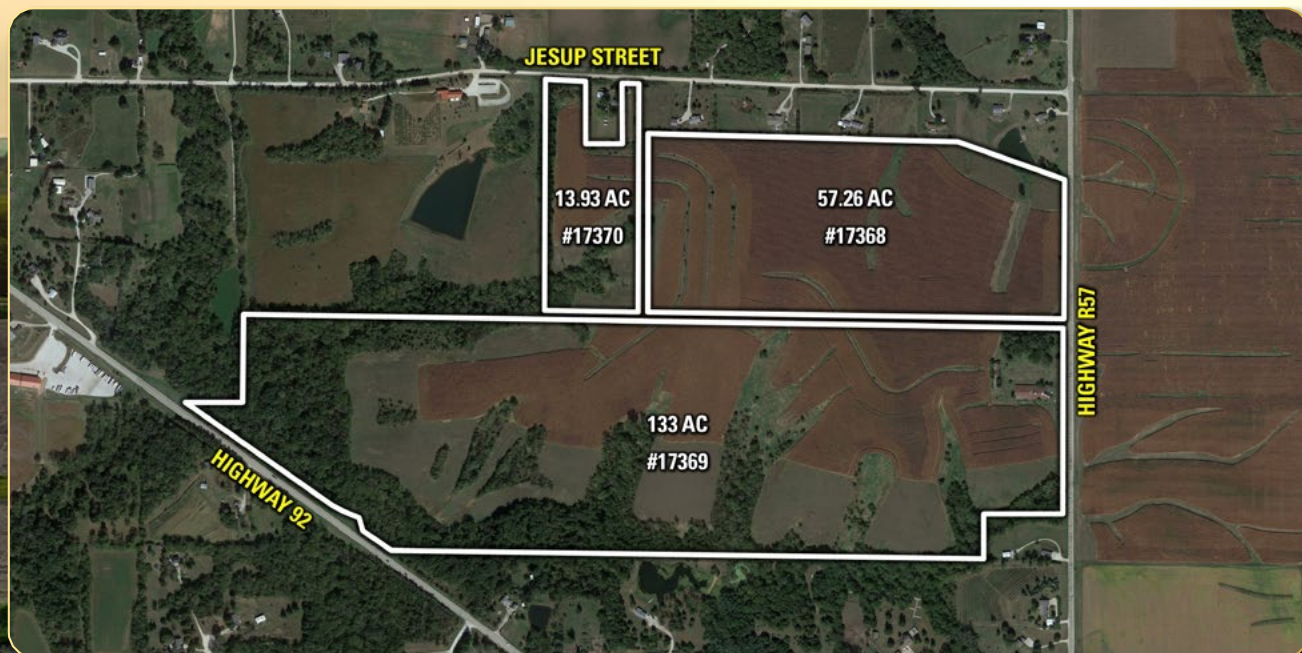


Peoples Company is pleased to represent the Luhrs Family Trust with their sale of 203.65 acres m/l, to be offered in three tracts, just west of Indianola, Iowa on Highway R57. These tracts consist of excellent row crop opportunities, exceptional building sites, and beautiful recreational land. The Luhrs family has been excellent stewards of the land being offered, providing new owners a turn-key asset. These tracts are conveniently located within 25 minutes of the West Des Moines Metropolitan Area.

**TRACT #1 | LISTING #17368 | 57.26 ACRES M/L | ASKING PRICE: \$773,010**

**TRACT #2 | LISTING #17369 | 133 ACRES M/L | ASKING PRICE: \$1,368,225**

**TRACT #3 | LISTING #17370 | 13.39 ACRES M/L | ASKING PRICE: \$239,000**





# LISTING #17368 | 57.26 ACRES M/L

Peoples Company is pleased to represent the Luhrs Family Trust with their sale of 203.65 acres m/l, to be offered in three tracts, just west of Indianola, Iowa on Highway R57. These tracts consist of excellent row crop opportunities, exceptional building sites, and beautiful recreational land. The Luhrs family has been excellent stewards of the land being offered, providing new owners a turn-key asset. These tracts are conveniently located within 25 minutes of the West Des Moines Metropolitan Area.

This tract consists of 57.26 acres m/l with an estimated 51.14 FSA cropland acres, carrying a CSR2 value of 83.6. Of the FSA cropland acres, an estimated 47.4 acres are in row crop production, carrying a CSR2 value of 86.6. Primary soil types on this farm are some of the best in Warren County, including Sharpsburg and Macksburg silty clay loams. Terracing and tile help maintain the integrity of the tillable acres and help navigate water off of the farm, while also limiting erosion.

The additional FSA cropland acres are enrolled into CRP (Conservation Reserve Program), with an annual payment of \$734.05. The CRP was implemented on the farm to improve environmentally sensitive acres for conservation benefits, all while helping control soil erosion and improve water and air quality, while also enhancing wildlife cover on the farm.

This property is also an excellent candidate for an executive acreage situation, with multiple great building sites off of Highway R57, overlooking ag land and timber to the southwest. There is an established entrance and grain bin on the southeast corner of the property, along Highway R57.

This tillable farmland tract is in Section 29 of W Lincoln Township in Warren County, Iowa.



## TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2
370B	Sharpsburg silty clay loam	24.43	47.8%	●	91
370C2	Sharpsburg silty clay loam	11.47	22.4%	●	80
368	Macksburg silty clay loam	10.67	20.9%	●	93
Y93D2	Shelby-Adair clay loams	2.61	5.1%	●	35
993D2	Armstrong-Gara loams	1.77	3.5%	●	23
Y69C2	Clearfield silty clay loam	0.19	0.4%	●	56

Weighted Average 83.6





# LISTING #17369 | 133 ACRES M/L

This tract consists of 57.26 acres m/l with an estimated 51.14 FSA cropland acres, carrying a CSR2 value of 83.6. Of the FSA cropland acres, an estimated 47.4 acres are in row crop production, carrying a CSR2 value of 86.6. Primary soil types on this farm are some of the best in Warren County, including Sharpsburg and Macksburg silty clay loams. Terracing and tile help maintain the integrity of the tillable acres and help navigate water off of the farm, while also limiting erosion.

The additional FSA cropland acres are enrolled into CRP (Conservation Reserve Program), with an annual payment of \$734.05. The CRP was implemented on the farm to improve environmentally sensitive acres for conservation benefits, all while helping control soil erosion and improve water and air quality, while also enhancing wildlife cover on the farm.

This property is also an excellent candidate for an executive acreage situation, with multiple great building sites off of Highway R57, overlooking ag land and timber to the southwest. There is an established entrance and grain bin on the southeast corner of the property, along Highway R57.

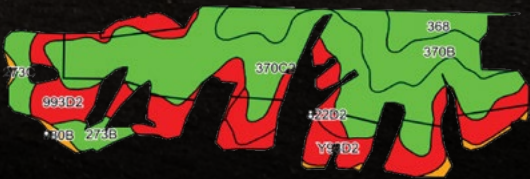
This tillable farmland tract is in Section 29 of W Lincoln Township in Warren County, Iowa.



## TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2
370C2	Sharpsburg silty clay loam	34.03	41.8%	●	80
370B	Sharpsburg silty clay loam	11.29	13.9%	●	91
993D2	Armstrong-Gara loams	10.51	12.9%	●	23
Y93D2	Shelby-Adair clay loams	10.01	12.3%	●	35
822D2	Lamoni silty clay loam	4.91	6.0%	●	10
368	Macksburg silty clay loam	4.13	5.1%	●	93
273C	Olmitz loam	2.55	3.1%	●	85
273B	Olmitz loam	2.24	2.8%	●	89
980B	Gullied land-Ely-Colo	1.71	2.1%	●	42

Weighted Average 64.7





# LISTING #17370 | 13.39 ACRES M/L

This 13.39-acre building site tract is located on Jesup Street, just a mile west of Highway R57. The property consists of tillable acres and mature timber and offers a new owner a secluded feel with multiple building site options. The property is currently in row crop production and CRP (Conservation Reserve Program). The topography of this tract provides the opportunity for a new owner to build a nice pond, surrounded by great trees and native grasses.

The property features an estimated 8.63 FSA cropland acres, carrying a CSR2 of 60.6. There are an estimated 5.69 acres currently in row crop production, with the remaining 2.94 FSA cropland acres enrolled into CRP, offering an annual payment of \$577.03. The CRP was implemented on the property to improve environmentally sensitive acres for conservation benefits, all while helping control soil erosion and improve water and air quality, while also enhancing wildlife cover. The new owner will likely see deer, turkey, pheasant, and other birds frequenting the property.

This building site tract is located in Sections 29 and 30 of W Lincoln Township in Warren County, Iowa.



## TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2
370C2	Sharpsburg silty clay loam	3.79	43.9%	●	80
993D2	Armstrong-Gara loams	3.16	36.6%	●	23
370B	Sharpsburg silty clay loam	1.56	18.1%	●	91
980B	Gullied landElyColo	0.12	1.4%	●	42
Weighted Average 60.6					







12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #17368



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FAMILY TRUST

# —LAND FOR SALE— WARREN COUNTY, IOWA

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**LISTING #17368**  
**57.26 Acres M/L**



**LISTING #17369**  
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**LISTING #17370**  
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