

Land Available

WARREN COUNTY, IA

Cleveland Street | Carlisle, IA 50047 | Listing #17398



101.66
Acres M/L

BRYAN BERGDALE | 712.251.8588
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 **PEOPLES**TM
COMPANY
INTEGRATED LAND SOLUTIONS

Peoples Company is pleased to represent the sale of a unique and mixed-use land offering located just off of the pavement and 15 minutes from the Des Moines Metro. The property is located immediately south of Carlisle, Iowa on Cleveland Street with easy access to Highway 5 and Highway 65/69. This property consists of 101.66 secluded acres that could be utilized as a future subdivision site with multiple platted split configurations that allow between 3 and 10 lots as well as a high-quality tillable farm located in a strong farming area.

Of the total acres, 76.36 are FSA-certified cropland acres currently in row crop production, carrying a CSR2 value of 68.4. The primary soil types on this tract include top-producing Tama silty clay loam carrying a CSR2 value of 95. The farm offers a new operator the ability to farm half-mile rows and truck grain to multiple nearby grain facilities in Avon, Indianola, and more. Gentle, rolling topography and waterways allow moisture to easily navigate off of the farm and into the creek running through the middle of the farm. A nice crossing allows an operator to get modern equipment to all areas of the farm.

The property is located within the growing community of Carlisle, Iowa. A recorded plat of survey allows a new owner between 3 and 10 building sites that could be split and sold for executive style acreage sites that would offer ample seclusion, excellent views, habitat for wildlife, mature timber, and necessary improvements to build. Improvements include readily available rural water and electric services that are located at the road as well as high-speed internet that is available through multiple providers. Warren Rural Water has a 6" water main that is located on the south side of Cleveland Street.

The recreational and hunting capabilities of this tract are strong, given the diversity of cover, Middle River frontage, and ample food options that are provided. Middle River is a phenomenal travel corridor for mid-season rut hunting and the opportunity for food plots on the northwest corner, coupled with secluded access from south of the treeline in the middle of the farm, give this property a strong chance to be a great late season hunting farm with minimal effort.

This offering is conveniently located in the desired Carlisle Community School District. Please contact one of the listing agents for more information regarding this excellent property.

Legal Description



**A principal of the selling LLC holds an active real estate license in the State of Iowa.*

***All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by our Company and is protected by all applicable copyright laws.*

ASKING PRICE: \$991,185

NET TAXES: \$2,597.78



Directions: From Carlisle, Iowa: Travel south out of town on 165th Place for approximately 1.50 miles and turn left (east) onto Clark Street. Continue around the corner for approximately 0.80 miles and turn left (east) onto Cleveland Street. Continue for approximately 0.30 miles and the property will be located on the north side of the road. The deeded asphalt lane will take you north into the property.



Tillable Soils Map

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2
248	Wabash silty clay loam	26.09	34.2%	●	38
T120B	Tama silty clay loam	25.36	33.2%	●	95
54	Zook silty clay loam	9.58	12.5%	●	67
88	Nevin silty Clay loam	5.15	6.7%	●	95
120C2	Tama silty clay loam	4.36	5.7%	●	87
120D2	Tama silty clay loam	2.72	3.6%	●	62
172	Wabash silty clay	2.50	3.3%	●	38
1820	Dockery-Quiver silt loams	0.38	0.5%	●	87
Y11B	Colo, silty clay loams	0.22	0.3%	●	80

Weighted Average: 68.4



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Clive, IA 50325



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SCAN THE QR CODE TO
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PHONE CAMERA TO VIEW
THIS LISTING ONLINE!

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