



WARREN COUNTY
**FARMLAND
AVAILABLE**



PeoplesCompany.com

LISTING #14128

96
ACRES M/L

ERIC LONNEVIK 515.473.0278 Eric@PeoplesCompany.com

STEVE BRUERE 515.222.1347 Steve@PeoplesCompany.com

WARREN COUNTY FARMLAND 96 ACRES M/L

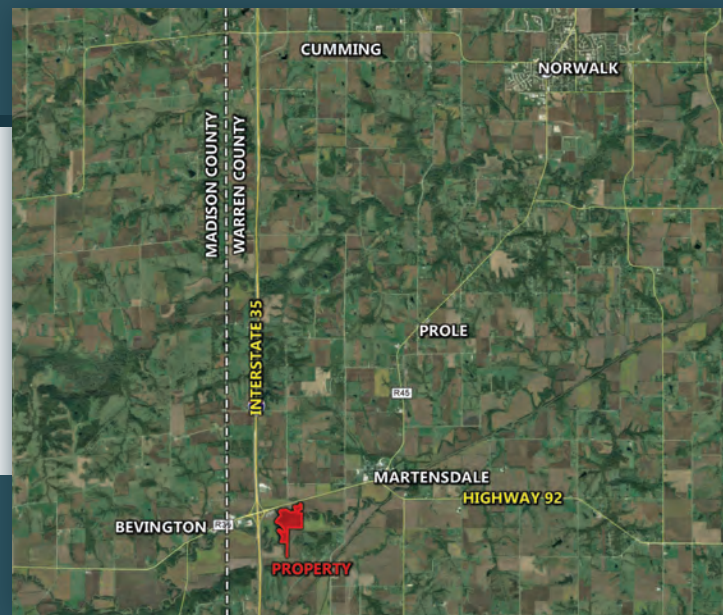
OFFERING 96 ACRES M/L

of highly productive farmland with great recreational opportunities within 20 minutes of the Des Moines Metro. The farm consists of approximately 48.88 FSA tillable acres carrying an 86.1 CSR2. Primary soil types on this tract include Nevin silty clay loam and Kennebec silt loam. The property has a nice mix of timber and tillable land which provides excellent deer, turkey and waterfowl hunting. The Middle River meanders along its west and north boundaries providing a wildlife sanctuary with additional recreational opportunities such as fishing, camping, etc. This is a great opportunity to own a private tract close to the Des Moines Metro with good income. Owner is willing to lease back the tillable acres on a 3-5 year lease at a very competitive rate. The property is located just south of Hwy 92 in Section 29 and 30 of Jefferson Township. Farm is accessible by a 16.5 ft owned access road which leads north off of Kennedy Street. Survey available upon request. Contact agent prior to entering property.

TAXES: \$1,982 Annually

FARM PROGRAM INFORMATION

Corn: 35.00 base acres with a PLC Yield of 102
Beans: 13.88 base acres with a PLC Yield of 41
Farm is currently enrolled in ARC-CO.
Wetland Determination has not been completed.



ASKING PRICE
\$425,000

DIRECTIONS: From Bevington, travel east on Hwy 92 approximately 2.1 miles to 30th Ave. Turn south onto 30th Ave for 1.3 miles. Head to the west on Kennedy St for 0.75 mile until you reach the entrance to the property to the north.

LEGAL DESCRIPTION: That part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 30, South of the Middle River, all in Township 76 North, Range 25 West of the 5th P.M., Warren County, Iowa; AND The SW1/4 of the NW1/4 and all that part of the NW1/4 of the NW1/4 lying South of Middle River in Section 29, Township 76 North, Range 25 West of the 5th P.M., Warren County, Iowa; AND All that part of the SE1/4 of the NE1/4 and the NE1/4 of the SE1/4 lying South and East of the Center of Middle River of Section 30 and the East 1 rod of the SE1/4 of the SE1/4 of Section 30; all in Township 76 North, Range 25 West of the 5th P.M., Warren County, Iowa.



ERIC LONNEVIK 515.473.0278 Eric@PeoplesCompany.com

STEVE BRUERE 515.222.1347 Steve@PeoplesCompany.com

LISTING #14128

12119 Stratford Dr, Ste B
 Clive, IA 50325
PeoplesCompany.com

WARREN COUNTY FARMLAND AVAILABLE



LISTING #14128

PeoplesCompany.com



TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
188	Nevin silty clay loam	22.81	46.7%		93
Y212	Kennebec silt loam	12.21	25.0%		91
43	Bremer silty clay loam	10.26	21.0%		74
54	Zook silty clay loam	2.84	5.8%		67
248	Wabash silty clay loam	0.76	1.6%		38
		48.88	Weighted Average		86.1

ERIC LONNEVIK 515.473.0278 Eric@PeoplesCompany.com

STEVE BRUERE 515.222.1347 Steve@PeoplesCompany.com