

WARREN COUNTY

PROPERTY ADDRESS: 23490 130TH AVE., LUCAS, IA 50151

LISTING #14231

144.65

ACRES M/L

\$542,438

PRICE/ACRE: \$3,750



LISTING AGENT

DARAN BECKER

Cell: 515-979-3498

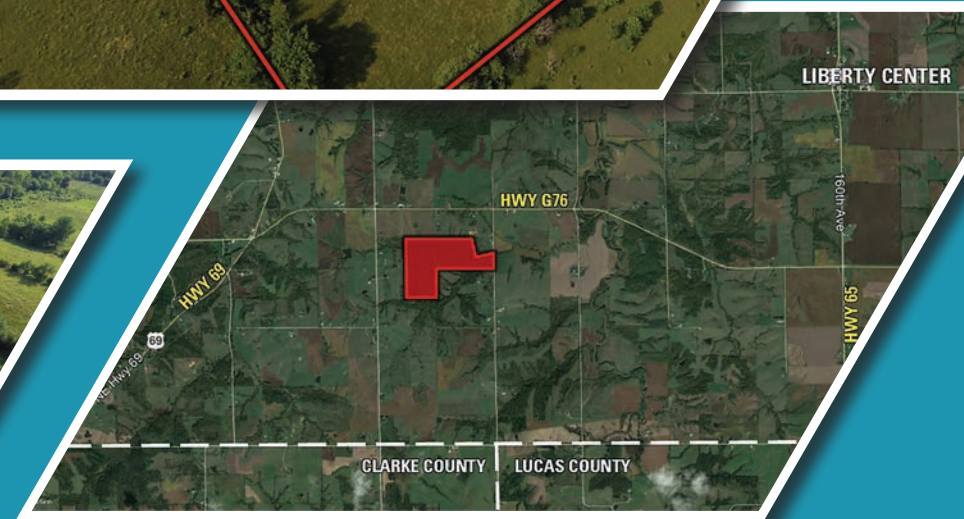
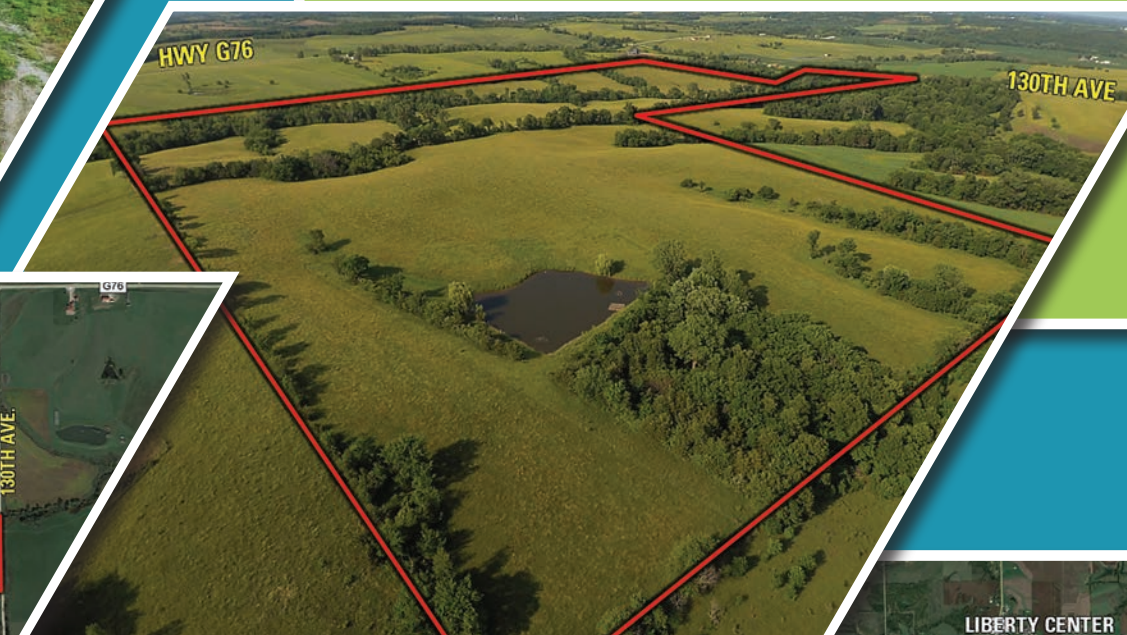
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PEOPLESCOMPANY.COM

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DESCRIPTION

Need pasture? This 144.65 acre m/l combination farm located just a half mile off Highway G76 in southern Warren County has just what you're looking for. There are 104.51 acres considered FSA tillable on this tract with 27 acres currently in hay and the remainder are in improved pasture. This farm is a turnkey operation with electric, rural water, two ponds and is cross fenced for rotational grazing. The property also includes a 40' x 60' pole barn, built in 2007. The pole barn has cement, electric, and water. The land is currently all in hay and pasture, and is open for 2018. The wooded creek running through the farm is a natural whitetail deer corridor and the ponds are loaded with bass, bluegill, and catfish. The timbered draws have multiple engineered crossings for easy access to the entire farm. Additional 132.61 acres available diagonally east from property.

LEGAL DESCRIPTION

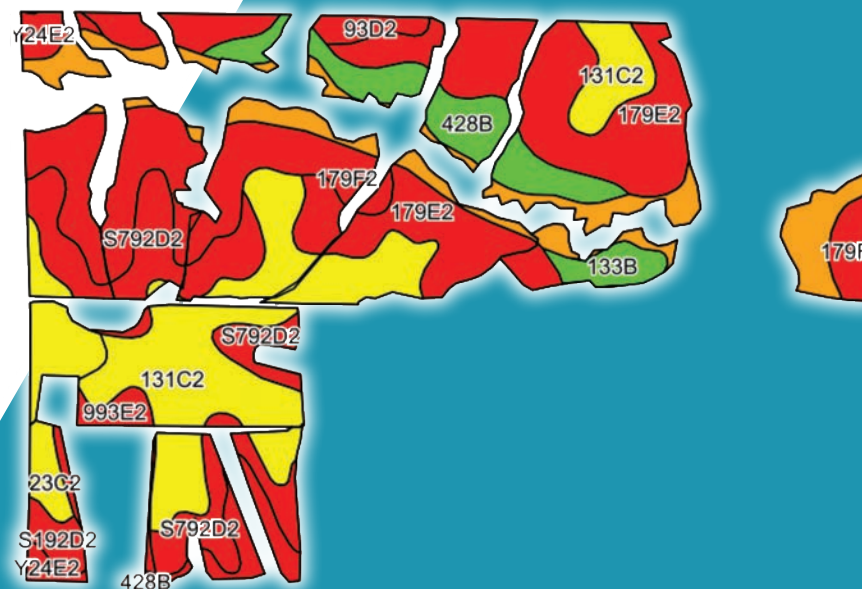
144.65 acres described as NE 1/4 SW 1/4 and the SE 1/4 of the NW 1/4 and the S 1/2 of the NE 1/4 except a 14.1 acre parcel in the SE 1/4 of the NE 1/4 located in Warren County Section 25 Township 74 North Range 24 West. Exact legal to be taken from the abstract.

FARM DETAILS

147.15 Farmland Acres
104.51 Cropland Acres
2.8 Oats Base Acres
7.0 Corn Base Acres

DIRECTIONS

From Indianola, travel south on Highway 65/69 and stay on Highway 69 for approximately 12 miles to Highway G76. Then turn east onto Highway G76 and continue for 2 miles to 130th Avenue and turn south. Travel a half mile on 130th Avenue and there is driveway access on the west side of the road.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	NCCPI Overall
179E2	Gara loam	23.68	22.7%	[Red]	24	56
131C2	Pershing silt loam	21.52	20.6%	[Yellow]	62	60
179F2	Gara loam	14.90	14.3%	[Red]	12	49
S792D2	Armstrong loam	12.47	11.9%	[Red]	26	57
980B	Gullied land-Ely-Colo complex	10.19	9.8%	[Orange]	42	5
428B	Ely silty clay loam	6.92	6.6%	[Green]	87	95
23C2	Arispe silty clay loam	4.67	4.5%	[Yellow]	62	82
93D2	Adair-Shelby clay loams	3.66	3.5%	[Red]	23	62
133B	Colo silty clay loam	1.79	1.7%	[Green]	74	96
993E2	Armstrong-Gara loams	1.68	1.6%	[Red]	17	57
Y24E2	Shelby clay loam	1.66	1.6%	[Red]	35	64
S192D2	Adair clay loam	1.37	1.3%	[Red]	24	58
Weighted Average					58.4	55.8



12119 Stratford Dr, Ste B
Clive, IA 50325

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