

WARREN COUNTY, IOWA

DARAN BECKER | 515.979.3498 | DARAN@PEOPLES COMPANY.COM



RODGERS FAMILY

Listing #14347

13673 210th Avenue
Milo, IA 50166

\$1,695,000



200
ACRES M/L

Listing #14352

14137 210th Avenue
Milo, IA 50166

\$475,000



113
ACRES M/L

Listing #14353

McKinley Street
Milo, IA 50166

\$432,000



111.24
ACRES M/L

WARREN COUNTY, IOWA

Listing #14347

Offering 200 acres m/l of high quality tillable farm ground with house and full set of outbuildings located northeast of Milo in Warren County, Iowa. This farm has 165.82 FSA tillable acres with a CSR2 of 70.9. There are an additional 12 plus acres of Sharpsburg and Macksburg soils in the 20 acres of permanent pasture to the north of the building site. The pasture also includes a large stocked pond.

The building site includes a 1,212 square foot 2 bedroom ranch home with attached garage, a 44 x 81 machine shed, 40 x 50 barn, 2 grain bins and several other out buildings. This farm is in excellent shape and has been well cared for. Come and see for yourself. There is an additional 113 acres m/l across the road to the south and 111.24 acres m/l across the road to the southwest currently for sale.

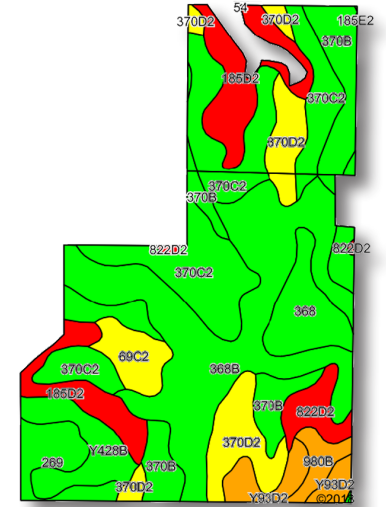
FARM DETAILS

Total Cropland - 165.82 acres
Corn - 73 base acres with a PLC yield of 132
Soybeans - 16.6 base acres with a PLC yield of 41



#14347 TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent	Legend	CSR2	CSR
368B	Macksburg silty clay loam	41.39	25.0%		89	90
370C2	Sharpsburg silty clay loam	37.49	22.6%		80	67
185D2	Bauer silt loam	16.49	9.9%		15	20
370B	Sharpsburg silty clay loam	15.94	9.6%		90	87
370D2	Sharpsburg silty clay loam	14.89	9.0%		54	57
368	Macksburg silty clay loam	8.06	4.9%		93	95
Y428B	Ely silty clay loam	7.57	4.6%		88	
269	Humeston silt loam	6.11	3.7%		72	58
Y93D2	Shelby-Adair clay loams	5.36	3.2%		41	
69C2	Clearfield silty clay loam	5.13	3.1%		66	45
822D2	Lamoni silty clay loam	4.57	2.8%		11	15
980B	Gullied land-Ely-Colo complex	2.83	1.7%		42	25
Weighted Average					70.9	



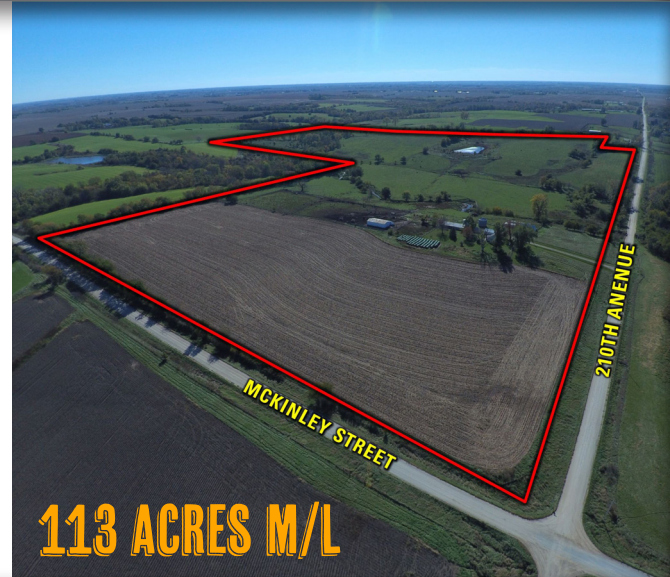
Listing #14352

Offering 113 acres m/l combination farm with a small ranch home and several outbuildings, located just northeast of Milo in Warren County, IA. There are 68.41 acres considered FSA tillable on this farm with a CSR2 of 53.4. The balance of the farm is improved pasture including a large pond.

The building site includes a small ranch 2 bedroom, 1 bathroom home, 2 car detached garage, 20 x 30 chicken house, a 48 x 48 barn, a 40 x 60 open front cattle barn, and 2 grain bins. There are several cattle lots with continuous fencing. The tillable acres south of the house are all currently in hay and pasture. There is an additional 200 acres m/l across the road to the north and 111.24 acres m/l across the road to the west currently for sale.

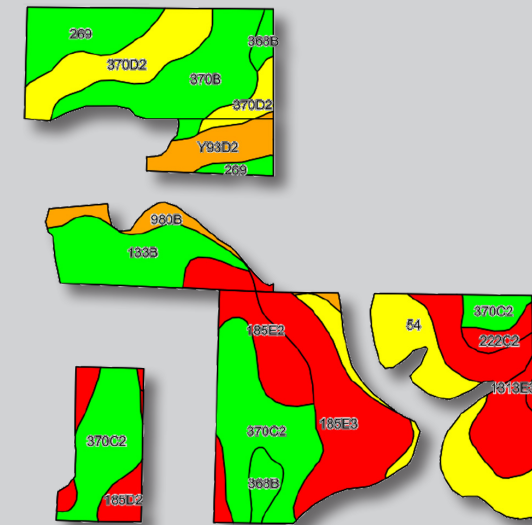
FARM DETAILS

Total Cropland - 68.41 acres
Corn - 30.1 base acres with a PLC yield of 132
Soybeans - 6.8 base acres with a PLC yield of 41



#14352 TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent	Legend	CSR2	CSR
368B	Macksburg silty clay loam	1.61	2.4%		89	90
370C2	Sharpsburg silty clay loam	12.80	18.7%		80	67
185D2	Bauer silt loam	1.68	2.5%		15	20
370B	Sharpsburg silty clay loam	6.35	9.3%		90	87
370D2	Sharpsburg silty clay loam	5.67	8.3%		54	57
980B	Gullied land-Ely-Colo complex	1.56	2.3%		42	25
185E3	Bauer soils	7.67	11.2%		7	5
269	Humeston silt loam	4.24	6.2%		72	58
Y93D2	Shelby-Adair clay loams	2.53	3.7%		41	
54	Zook silty clay loam	7.45	10.9%		67	70
1313E3	Munterville soils	5.60	8.2%		15	5
133B	Colo silty clay loam	5.37	7.8%		74	75
185E2	Bauer silt loam	4.88	7.1%		8	10
222C2	Clarinda silty clay loam	1.00	1.5%		34	25
Weighted Average					53.4	



Listing #14353

Offering 111.24 acres m/l crop and pasture combination farm located just northeast of Milo in Warren County, Iowa. The farm includes 46.27 FSA tillable acres with a CSR2 of 54.7. All of the tillable acres are currently in hay and improved pasture.

There are two small ponds and two creeks for watering the livestock. If you are looking to build, water and electric are at the road. There is an additional 113 acres m/l across the road to the east and 200 acres m/l to the northeast also for sale.

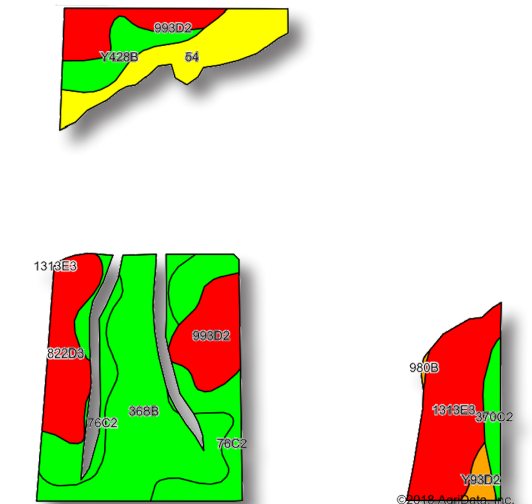
FARM DETAILS

Total Cropland - 46.27 acres
Corn - 21.9 base acres with a PLC yield of 132
Soybeans - 5 base acres with a PLC yield of 41

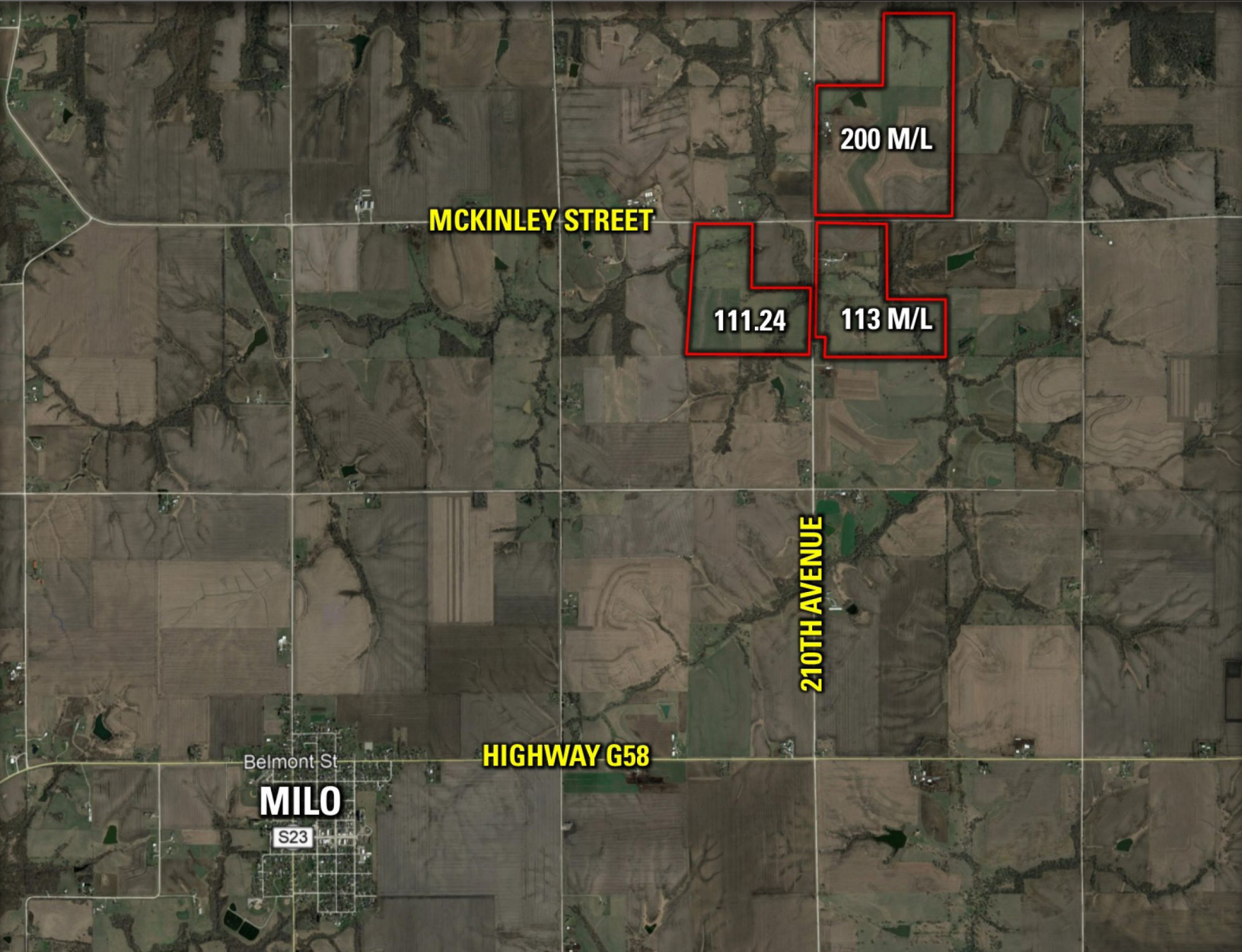


#14353 TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent	Legend	CSR2	CSR
368B	Macksburg silty clay loam	11.45	24.7%		89	90
370C2	Sharpsburg silty clay loam	1.32	2.9%		80	67
1313E3	Munterville soils	6.99	15.1%		15	5
76C2	Ladoga silt loam	7.75	16.7%		75	65
993D2	Armstrong-Gara loams	6.39	13.8%		23	20
54	Zook silty clay loam	4.69	10.1%		67	70
822D3	Lamoni soils	4.57	9.9%		5	5
Y428B	Ely silty clay loam	2.34	5.1%		88	
Y93D2	Shelby-Adair clay loams	0.69	1.5%		41	
980B	Gullied land-Ely-Colo complex	0.08	0.2%		42	25
Weighted Average					54.7	



WARREN COUNTY, IOWA



RODGERS FAMILY