

Farmland Available

WARREN
COUNTY, IA

17356 G58 HWY.
MILO, IA 50166

PEOPLESCOMPANY.COM
LISTING #14358

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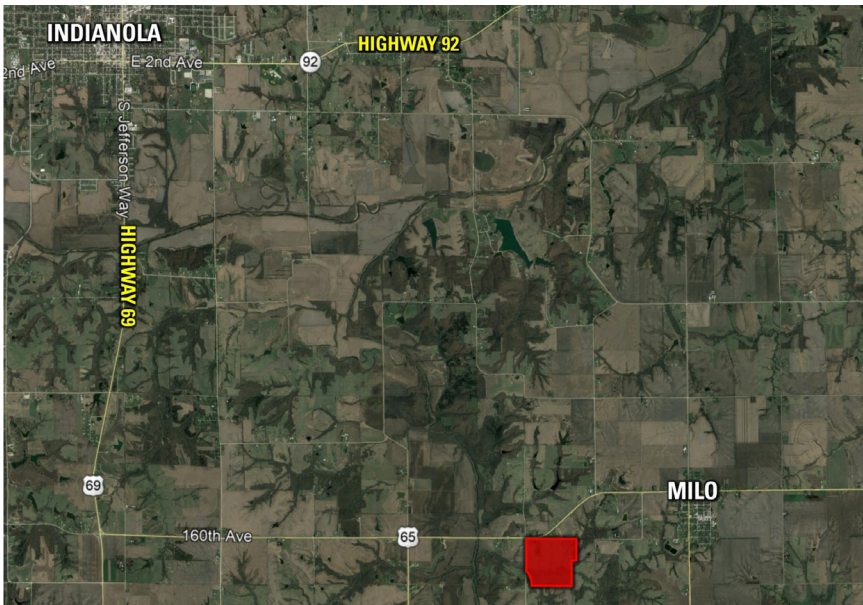
165 ACRES
M/L

DESCRIPTION

Offering 165 acres m/l on pavement located 1.8 miles west of Milo, Iowa in Warren County. This farm has something for everyone. There are 72.13 acres currently in row crop that carry a CSR2 of 56.6. The remainder of the farm is used as a pasture although there are several more acres considered FSA tillable.

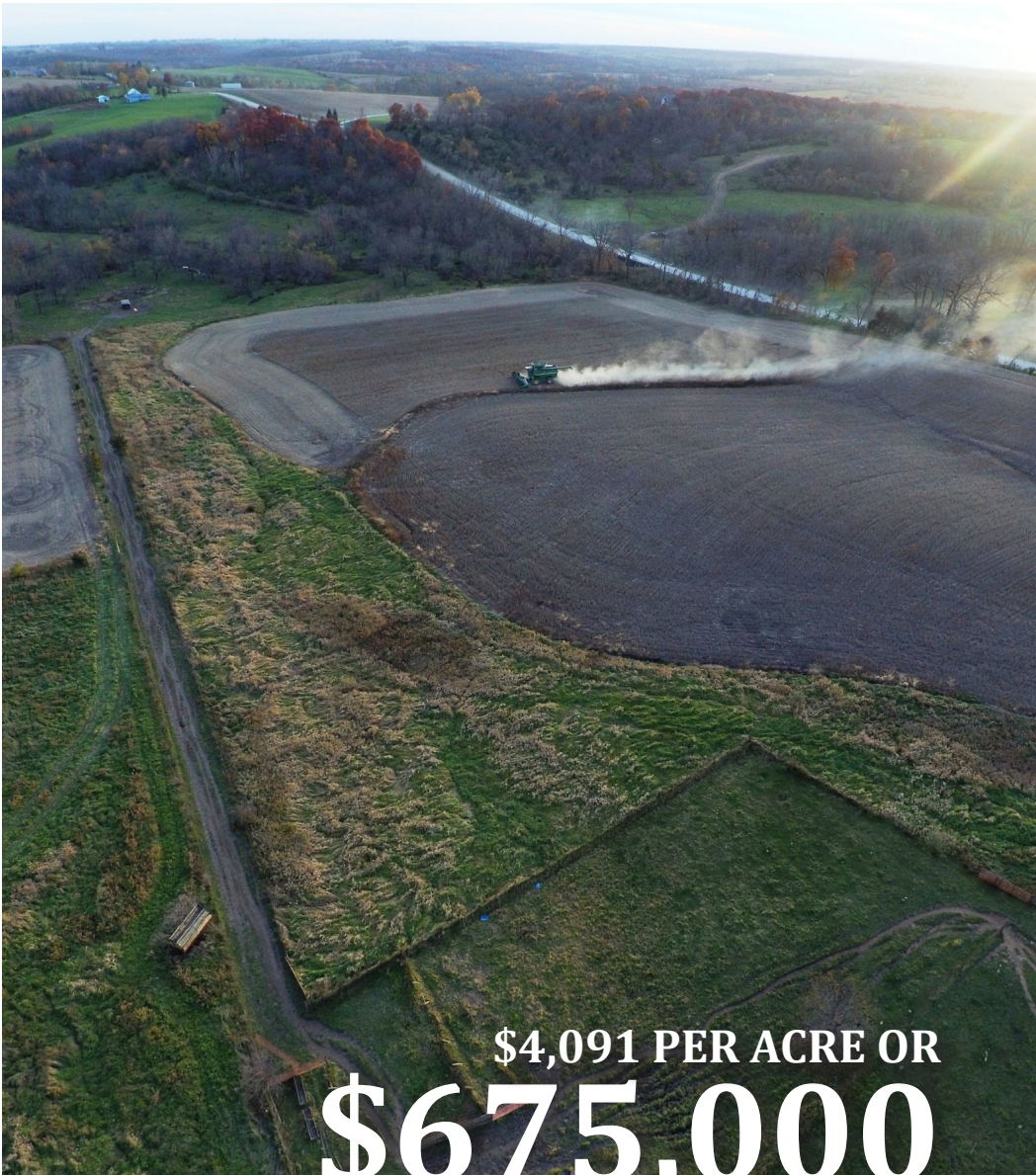
The creek is lined with oak and walnut trees with heavy timber along the east border. There are several large timber tracts surrounding this farm and the creek is a well used travel corridor for big bucks. A large stocked pond is nestled in the rolling terrain with several more pond sites available. The pond is piped for livestock but will need a new waterer.

The 1,422 Sq. ft. 2 story home needs some renovating but is very livable and would make a great rental. If you are looking for a place to build, the views from the acreage are absolutely stunning. Come take a look!



TILLABLE SOILS MAP

Code	Soil Description
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded
1313F	Munterville silt loam, 18 to 35 percent slopes
185E2	Bauer silt loam, 14 to 18 percent slopes, moderately eroded
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded
94E2	Mystic-Caleb complex, 14 to 18 percent slopes, moderately eroded
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded
76B	Ladoga silt loam, 2 to 5 percent slopes
51	Vesser silt loam, 0 to 2 percent slopes
Y428B	Ely silty clay loam, dissected till plain, 2 to 5 percent slopes
94D2	Mystic-Caleb complex, 9 to 14 percent slopes, moderately eroded
51B	Vesser silt loam, 2 to 5 percent slopes
980B	Gullied land-Ely-Colo complex, 2 to 5 percent slopes



\$4,091 PER ACRE OR
\$675,000

DIRECTIONS

From Milo go West for approximately 1.8 miles on Highway G58/ Belmont St., the property lies on the South side of the road

FARM DETAILS

Total Cropland - 120.21 acres
Corn - 54.70 base acres with a PLC yield of 105
Oats - 6.60 base acres with a PLC yield of 49

ADDITIONAL INFO

Dwelling Info:
Total Sq. Ft. - 1,422
Year Built - 1900
Bedrooms - 3
Bathrooms - 1 Full
Heat - FHA Gas
Central Air - No



Improvements

Dwelling, pond, fence, grain bins, terraces, tile

Acres	Percent	Legend	CSR2	CSR
25.25	21.0%		49	55
23.99	20.0%		67	70
22.59	18.8%		5	5
10.46	8.7%		8	10
9.99	8.3%		75	65
6.74	5.6%		19	10
5.21	4.3%		78	80
4.97	4.1%		86	85
4.79	4.0%		74	70
2.80	2.3%		88	
1.68	1.4%		25	25
1.17	1.0%		69	65
0.57	0.5%		42	25
Weighted Average			45.8	

