

LAND AVAILABLE



65.99 ACRES M/L

BURCH

— Family Farms —



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WARREN COUNTY

IOWA

OFFERED AS TWO LISTINGS

**PEOPLES COMPANY IS PLEASED TO OFFER
65.99 ACRES M/L OF WARREN COUNTY, IA LAND!**

LISTING #16080

A rare opportunity to own land in a highly sought after area - 55.29 acres m/l in northwest Warren County, Iowa! This land has been tightly held by the Burch Family for many decades and has been professionally managed within the Peoples Company portfolio. This farm would be a great add-on to an existing farm operation, a smart addition to an investment portfolio, or a dream acreage site in a highly convenient location with close proximity to the Des Moines Metro. The location of this property is ideal, being only a 10 minute drive from the Des Moines International Airport and Des Moines Metro. This property is located between Indianola and Norwalk just off of County Highway R57. Rural water and electric are at the road along Hayes Street.

The farm consists of 55.29 FSA tillable acres, carrying a CSR2 value of 70.9. Soil types underneath this farm consist of Sharpsburg silty clay loam and Ladoga silt loams, with rolling slopes ranging from 5-14%. The property has great access off Hayes Street with several competing grain marketing options located nearby. Conservation practices have been actively applied through maintained grass waterways, tile, and terracing. The farm is leased for the 2022 crop year and will be sold subject to the farm tenant's rights - please contact the listing agents for details regarding the farm lease.

Opportunities to own land in this area with unlimited potential rarely make it to the open market - take advantage of this chance today! This property is located in Sections 8 & 9 of 'W' Lincoln Township in Warren County, Iowa. Contact the listing agents for more details on this farm.

*All utility information should be verified independently with utility providers and Warren Rural Water

**Final acres are subject to change following final survey, to be completed prior to closing

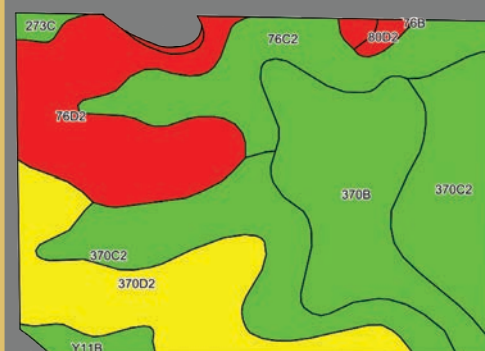
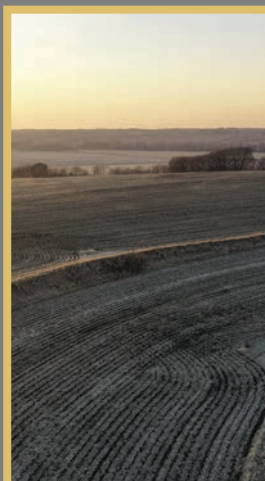
***Tax figures in the marketing material are estimated



TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
370C2	Sharpsburg silty clay loam	14.96	27.9%	●	80
370B	Sharpsburg silty clay loam	10.38	19.4%	●	91
76D2	Ladoga silt loam	9.44	17.6%	●	49
370D2	Sharpsburg silty clay loam	9.27	17.3%	●	54
76C2	Ladoga silt loam	7.24	13.5%	●	75
Y11B	Colo	1.03	1.9%	●	80
Y179E2	Gara loam	0.49	0.9%	●	32
273C	Olmitz loam	0.41	0.8%	●	85
80D2	Clinton silt loam	0.37	0.7%	●	46

WEIGHTED AVERAGE 70.9



LISTING #16079

Peoples Company is pleased to market this exceptional building site opportunity in Warren County, Iowa - between Indianola and Norwalk! This lot offers a great place to build with close proximity to the Des Moines Metro and the Des Moines International Airport.

The property is located in a secluded, peaceful setting and allows the opportunity to build your dream home at the end of a long driveway if you would wish. Warren Rural Water and electric are located at the road along Hayes Street, spanning the entire south boundary. Enjoy the Warren County countryside and highly convenient location right here! No covenants allow you to build whatever you desire. There are tillable acres on this property for those who wish to utilize the land for grazing, farming, or conservation purposes. The property features 10.56 FSA tillable acres and carries a CSR2 value of 80.2. This property is located on Hayes Street, just east of the Highway R57 pavement and a few short miles from Indianola and Norwalk, Iowa. Please contact the listing agent for more information regarding this property.

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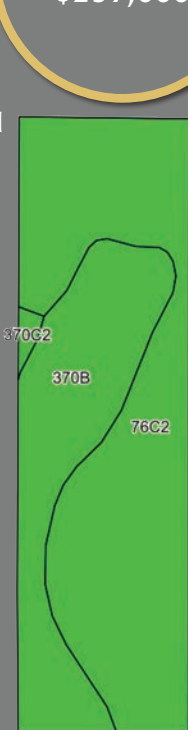
TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
76C2	Ladoga silt loam	6.88	65.2%	●	75
370B	Sharpsburg silty clay loam	3.58	33.9%	●	91
370C2	Sharpsburg silty clay loam	0.10	0.9%	●	80

WEIGHTED AVERAGE 80.5



TILLABLE SOILS MAP



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