



**ACRES** 42 M/L  
**ASKING PRICE** \$600,000  
**Price Per Acres** \$14,285



## DESCRIPTION

Presenting 42 acres of high quality Warren County farmland located just north and east of Indianola, Iowa on 162nd Lane. This farm consists of 40.21 tillable acres with a CSR2 rating of 83. Sharpsburg and Macksburg soils make up a majority of the tillable acres. The proximity to Des Moines would also make this an excellent building location. This farm is being surveyed off of a larger parcel of ground and exact boundaries are not yet completed. Depending on the boundary lines this parcel may include a small amount of tree CRP in addition to the tillable acres. The responsibility is of the buyer to get accurate hook-up estimates for rural water and electric.



**LISTING** 16302

## DIRECTIONS

From the intersection of Highway 92 and Highway 65 in Indianola, IA travel north on Highway 65. After 5 miles turn right (east) on Summerset Road. Continue around the curves for nearly 2 miles and then turn right (south) onto 150th Ave. After 0.5 miles turn left (east) onto Fulton St. Travel 1 mile and turn right onto 162nd Lane. The farm will be at the end of 162nd Ln, which is a dead end.

## CONTACT

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# WARREN COUNTY LAND FOR SALE



## LEGAL

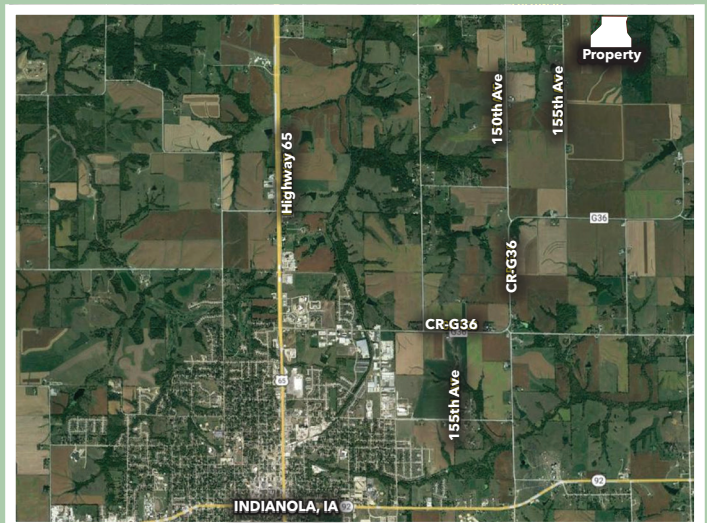
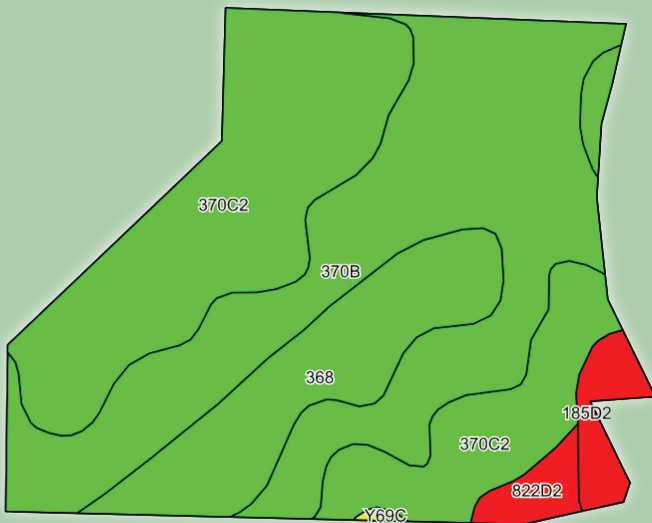
The SE1/4 NE 1/4 Ex Parcel B In Section 4 Township 76N Range 23W. to be surveyed Part of the West 1/2 of the SW 1/4 NW1/4, Lot A of Rolling Acres Sub Division. Exact legal description to be taken from Abstract.

42  
acres  
M/L

## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent	Legend	CSR2
370B	Sharpsburg silty clay loam	16.71	41.6%		91
370C2	Sharpsburg silty clay loam	15.50	38.5%		80
368	Macksburg silty clay loam	5.89	14.6%		93
185D2	Bauer silt loam	1.17	2.9%		15
822D2	Lamoni silty clay	0.87	2.2%		10
Y69C	Clearfield silty clay loam	0.07	0.2%		59

Weighted Average 83



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