

# BISON RANCH

## WARREN COUNTY, IOWA

147.61 ACRES M/L

1647 HIGHWAY G76  
NEW VIRGINIA, IA 50210

LISTING #16390



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## DESCRIPTION

Peoples Company is pleased to present the Bison Ranch in Warren County, Iowa. Located just off the New Virginia exit of Interstate 35, this working ranch and successful Airbnb lodge offer a unique opportunity for equine and/or livestock enthusiasts as well as the creative entrepreneur interested in a vacation and recreational rental. Call it an investment or call it home, this property is limited only by your creativity and imagination.

The ranch totals 147.61 acres m/l with an excellent combination of improved pasture and mature timber. Approximately 86 acres of open pasture with good exterior and interior fencing provide exceptional rotational grazing and includes a load out and sorting area. Remaining acres provide recreational activities with mature solid timber loaded with wildlife of all kinds. The Bison Ranch operation is currently raising grass-fed bison on the property. Bison can be purchased separately if desired.

Built in 2019, the barndominium style lodge is perfect for your new residence or weekend getaway. With a humble exterior, visitors will be blown away by the elegant high-end finishes including white pine interior walls and trim, granite countertops, and hardwood flooring to name a few. The living area has two bedrooms, two full bathrooms, a kitchen, and living room. The living area also has a loft with bunk beds that works great for hosting guests. The lodge is currently being operated as a very successful Airbnb. The barndominium also has a 50'x50' garage to store your equipment.

The Bison Ranch is located on hard surface roads, less than a half mile east of Interstate 35 and only 20 minutes from the Des Moines Metro.

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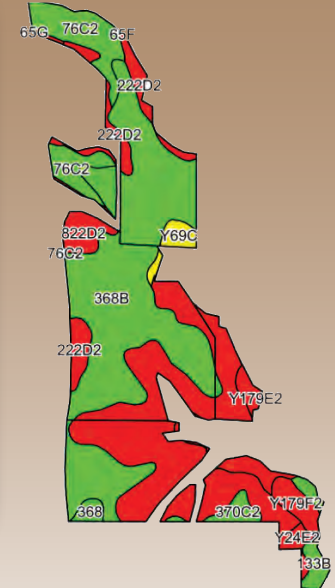
## DIRECTIONS

From New Virginia, Iowa: Travel west out of New Virginia on G76 for 2.5 miles. The farm is located on the north side of G76. Look for Peoples Company sign.

From the intersection of Mills Civic Parkway and Interstate 35 in West Des Moines: Head south on Interstate 35 for 27 miles. Take exit 43 – G76 and head east on G76 for a quarter mile. The farm is located on the north side of G76. Look for Peoples Company sign.

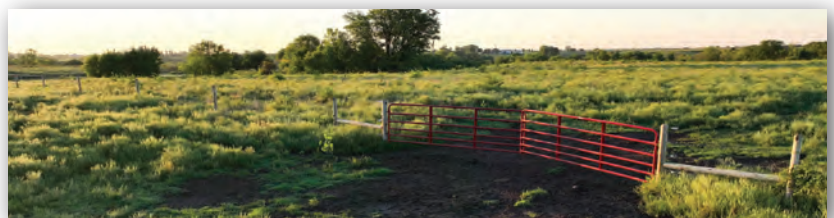


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**PASTURE SOILS MAP**

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
368B	Macksburg silty clay loam	37.65	43.4%		89
822D2	Lamoni silty clay loam	26.59	30.7%		10
76C2	Ladoga silt loam	7.22	8.3%		75
222D2	Clarinda silty clay loam	4.64	5.3%		17
Y179E2	Gara loam	2.56	3.0%		32
133B	Colo silty clay loam	1.80	2.1%		74
Y179F2	Gara loam	1.79	2.1%		16
Y69C	Clearfield silty clay loam	1.41	1.6%		59
370C2	Sharpsburg silty clay loam	1.28	1.5%		80
Y24E2	Shelby clay loam	1.04	1.2%		35
368	Macksburg silty clay loam	0.75	0.9%		93
<b>Weighted Average</b>					<b>55</b>





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