

# WARREN LAND AVAILABLE

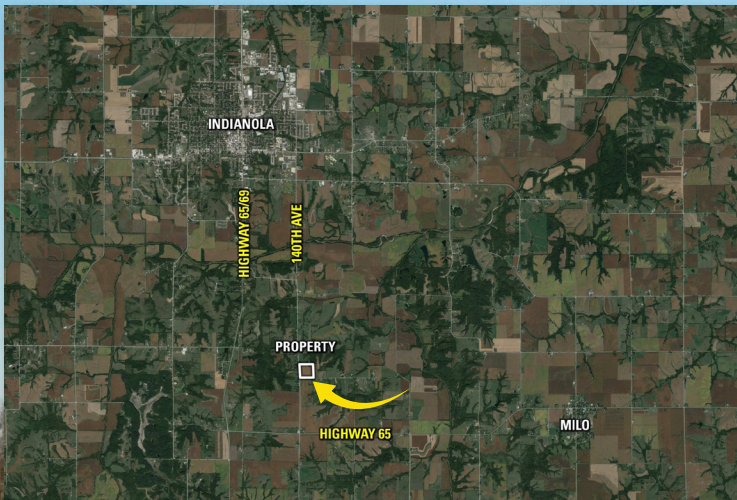
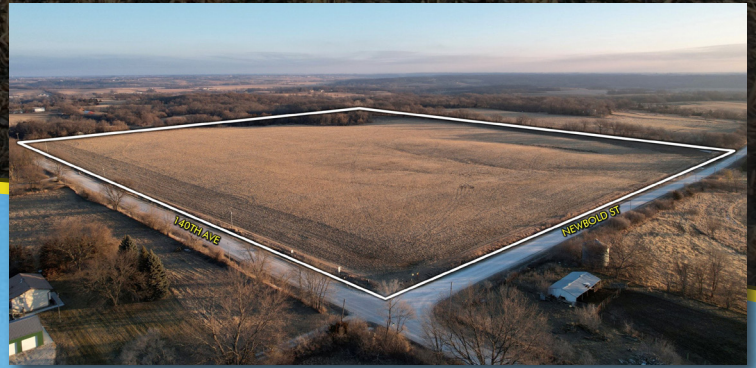
## COUNTY, IOWA

Listing #16606 | 140th Avenue, Newbold Street, Indianola 50125 | \$544,000



### Description

Peoples Company is pleased to present 40 acres m/l of highly tillable farmland located just south of Indianola in Warren County, Iowa. This farm is situated only a few miles directly south of town at the corner of 140th Avenue and Newbold Street. This tract offers an estimated 32.69 tillable acres carrying an above-county average CSR2 rating of 82.2. Primary soil types include highly productive Macksburg and Sharpsburg silty clay loams. Improvements to the farm include 15,197 linear feet of 4" and 5" drainage tile installed in 2019 (see attached tile map). There is an established driveway on the southwest corner of the property, large enough to get modern machinery in and out of the farm. There is a small pond on this tract in the northeast corner of the property as well. This property would also be an excellent candidate for an acreage buyer who would like to build a home on the farm as well. Warren Rural Water, Mid-American Electric and multiple high speed internet providers are all available to the site.



### Directions

From Indianola, Iowa, head south on Highway 65 for 5.1 miles. Turn left at Highway 65/Highway 69 intersection and continue east onto Highway 65 for 1.5 miles. Turn left onto 140th Avenue and travel north for 1 mile. The property will be on the east side of 140th Avenue.

From Milo, Iowa, head west on Highway G58 for 3.2 miles. Continue west onto Highway 65 and drive for 1.75 miles. Turn right onto 140th Avenue and travel north for 1 mile. The property will be on the east side of 140th Avenue.

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## ACRES M/L



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