

HIGHWAY R57/HEMPSTEAD ST, INDIANOLA, IA 50125 | LISTING #16765

# LAND AVAILABLE



HEMPSTEAD ST

HIGHWAY R57

**86.70**  
ACRES M/L



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# LAND AVAILABLE

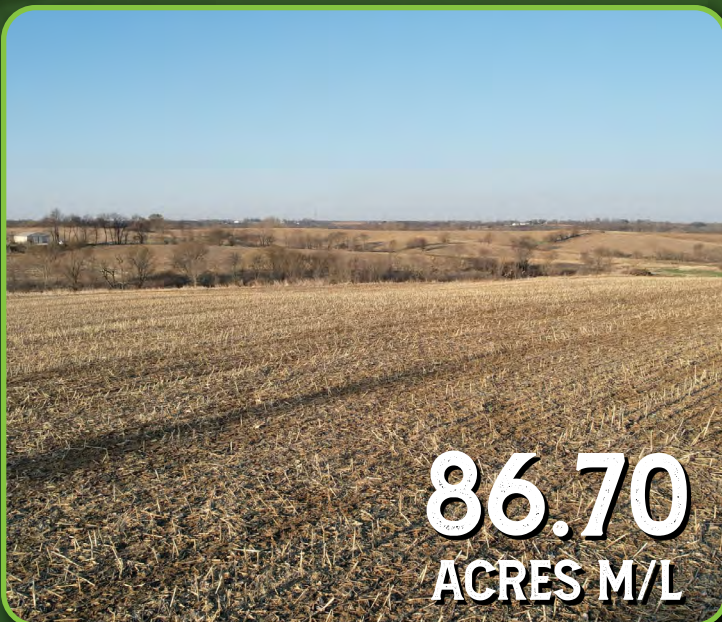


**LISTING #16765**

Peoples Company is pleased to present 86.7 acres m/l of mixed-use farmland located just northwest of Indianola, Iowa on paved road Highway R57. Locally known as "The Turner Farm", this property offers a new owner a wide variety of opportunities to enjoy and maximize their return on investment by purchasing this farm. The property would be a great add-on to an existing farm operation, a smart addition to an investment portfolio, future development site, or a dream acreage situation in a highly convenient location with close proximity to the Des Moines Metro and Des Moines International Airport. This tract is located between Indianola and Norwalk just off of County Highway R57, with established entrances currently in place off Highway R57 to the east and Hempstead Street to the north. Warren Rural Water and Mid-American Electric are utility providers to this site, with services at the road along Highway R57 and Hempstead Street. There are multiple options for high-speed internet providers in this area as well.

The farm is currently in row crop production and encompasses 64.64 certified FSA cropland acres, carrying a CSR2 value of 63.3. The predominant soil type on this tract, making up over 70% of the tillable acres, is Sharpsburg silty clay loam with slopes ranging between 2 to 14 percent. A list of improvements were implemented on the farm in the Spring of 2023 including; a new crossing to access the back 40, waterway clean up, and shrub/tree removal. Several competing grain marketing options are located only a short distance from the farm. There is currently a farm lease on the tillable acres and the farm will be sold subject to the farm tenant's rights - please contact the listing agents for details regarding the farm lease. In addition to the row crop acres, there is plenty of opportunity for a new owner to diversify the landscape and create habitat for wildlife on the non-income producing acres by planting different types of grasses or trees and the topography allows multiple locations to build ponds.

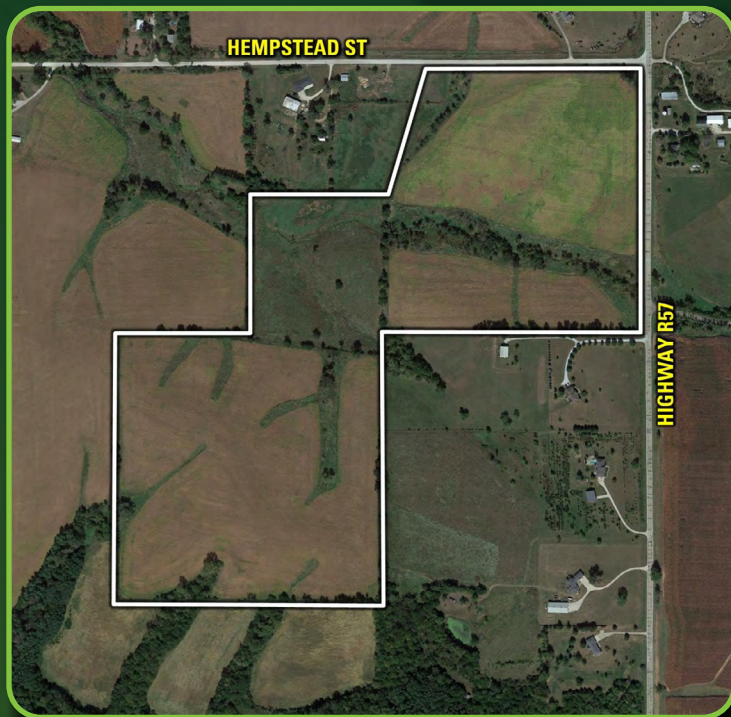
Opportunities to own land in this area with unlimited potential rarely make it to the open market - take advantage of your chance today! This property is located in Section 17 of 'W' Lincoln Township in Warren County, Iowa. Please contact the listing agents for more regarding this property.





## DIRECTIONS

From Indianola, Iowa: From the intersection of Highway 92 and Highway R63, head west on Highway 92 for 2 miles. Take a right and head north on Highway R57 for 2.5 miles. Turn left onto Hempstead Street. Enter the property through the field drive on the north end of the property.



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SCAN THE QR CODE  
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CAMERA TO VIEW THIS  
LISTING ONLINE!



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## ACRES M/L



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