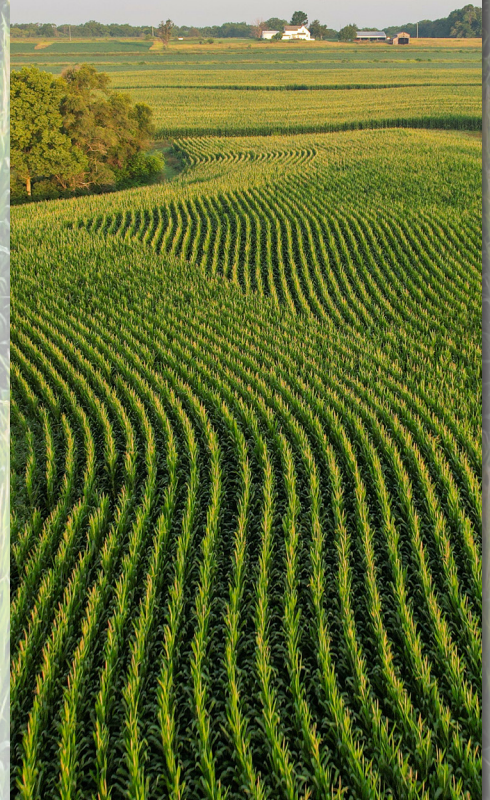


77 Acres M/L

# FARMLAND AVAILABLE



*Listing #18202*



*Anna M. Freeman*  
REVOCABLE TRUST

 **PEOPLES**  
COMPANY  
INTEGRATED LAND SOLUTIONS

# WARREN COUNTY, IA

Jake Sickels | 515.681.2103 | [Jake@PeoplesCompany.com](mailto:Jake@PeoplesCompany.com) | IA LIC S67181000



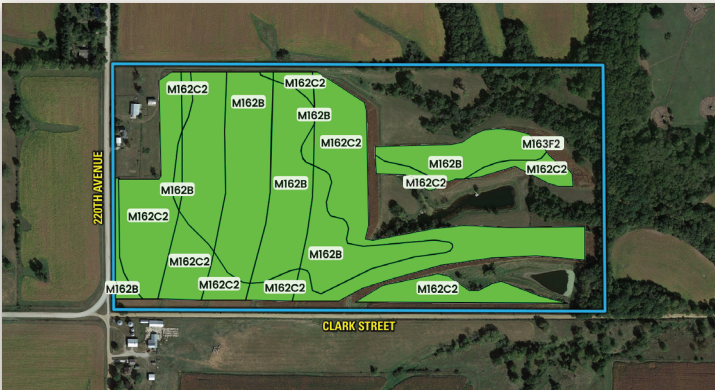
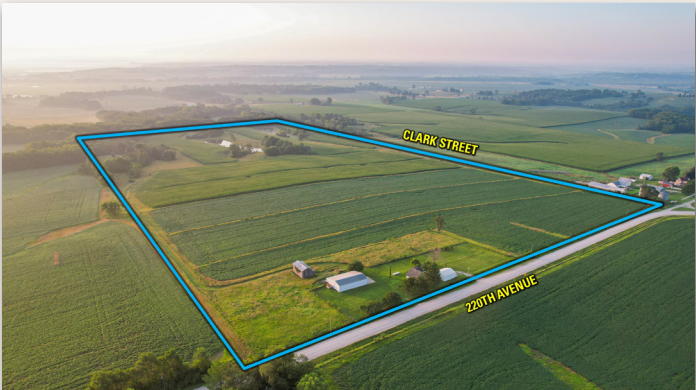
# “77-Acre Premier Farm with Home, Tillable Land & Ponds Near Hartford, Iowa - First Time Available in 50+ Years.”

Peoples Company is pleased to represent the Anna M. Freeman Revocable Trust in the sale of 77 acres m/l and a farmhouse, located just north of Hartford in Warren County, Iowa. The property consists of premium tillable land, hay ground, scenic ponds, an early-1900s farmhouse in good condition, and various usable outbuildings.

The land includes an estimated 49.65 acres in row crop production, carrying an outstanding CSR2 rating of 86. The tillable ground features primarily Downs silt loam, one of the more productive soil types in Iowa. The tillable acres have been terraced to limit erosion, and there is known to be some tiling throughout the farm. The remainder of the farm consists of hay ground, oak and cedar thickets, ponds, and grass buffer strips. This property offers an excellent combination of highly productive land as well as scenic, recreational land for enjoyment.

The farmhouse is an early-1900s, 1 1/2-story home with 1,523 square feet of finished living space, featuring 3 bedrooms, 1 bathroom, central air, and heat. The main level is an open concept, with a spacious living room and kitchen. The home has been well maintained with various improvements over the years, including a newer roof, newer flooring, and more. Additionally, there is an oversized 26' x 30' detached two-car garage, along with two farm buildings: a 44' x 60' steel shed with concrete floors and a red, rustic 1950s pole barn.

*The trust is open to selling the land and dwelling separately. Please contact the listing agent for more information about purchasing either the land or the home as a standalone property.*



## Tillable Soils

Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2	NCCPI
M162B	Downs silt loam	24.97	50.30%	<div></div>	90	91
M162C2	Downs silt loam	24.68	49.70%	<div></div>	82	84
Weighted Average:					86.0	87.5



**JAKE SICKELS**  
 515.681.2103 | Jake@PeoplesCompany.com | IA LIC S67181000



# FARMLAND AVAILABLE

## WARREN COUNTY, IA | 77 Acres M/L



### Directions

From Carlisle, Iowa: Head east on Highway 5 for 5.4 miles. At the intersection of Highway 5 and 215th Avenue, turn left and travel north on 215th Avenue/Clark Street for 1.1 miles. Take a slight left turn onto 220th Avenue and travel north for 0.2 miles. The property will be on the east side of 220th Avenue. Please look for Peoples Company signs.

*Anna M. Freeman*  
**REVOCABLE TRUST**

Representing Attorney - Bob Stuyvesant, Stuyvesant, Strong, Krapfl, Carda PLLC





113 W. Salem Avenue  
Indianola, IA 50125



PeoplesCompany.com  
Listing #18202



SCAN THE QR CODE  
WITH YOUR PHONE  
TO VIEW THIS LISTING  
ONLINE!

*77 Acres M/L*

# FARMLAND AVAILABLE



# WARREN COUNTY, IA

Jake Sickels | 515.681.2103 | Jake@PeoplesCompany.com | IA LIC S67181000

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