

Warren County, Iowa

LAND AVAILABLE 



PLEASANTVILLE, IOWA
51.82
ACRES M/L
HIGHWAY 92 / HIGHWAY S31

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

LISTING #18535
 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

Warren County, Iowa Farmland Available Near Pleasantville!

Peoples Company is pleased to offer this excellent 51.82-acre row crop farm with acreage potential, located just west of Pleasantville, Iowa, near the Warren/Marion County line. The property sits on pavement at the Highway 92/Highway S31 intersection near Beech and Sandyville, Iowa. This farm would make a great addition to an existing operation, a solid investment for those seeking quality tillable farmland in a strong agricultural area, or an ideal rural building site within the Pleasantville School District.

The property totals 51.82 acres m/l and includes 38.78 FSA cropland acres with a CSR2 rating of 51.3. The land is primarily Sharpsburg silty clay loam, well-known for its productivity in Central Iowa. Established waterways and known drainage tile (tile maps unavailable) enhance its long-term agricultural potential. Multiple grain marketing options are located nearby, including Smith Fertilizer and Grain, Landus, Heartland Cooperative, and the ADM processing plant, ensuring strong market access for producers.

In addition to its agricultural appeal, the property offers excellent building opportunities with rolling topography, ideal for multiple acreage sites off pavement within the Pleasantville School District. Utilities are readily available, including Marion Rural Water, MidAmerican Energy electricity, and multiple high-speed internet providers. Established entrances along Highway 92, Highway S31, and Indiana Street provide flexibility for future access and building placement.



Directions

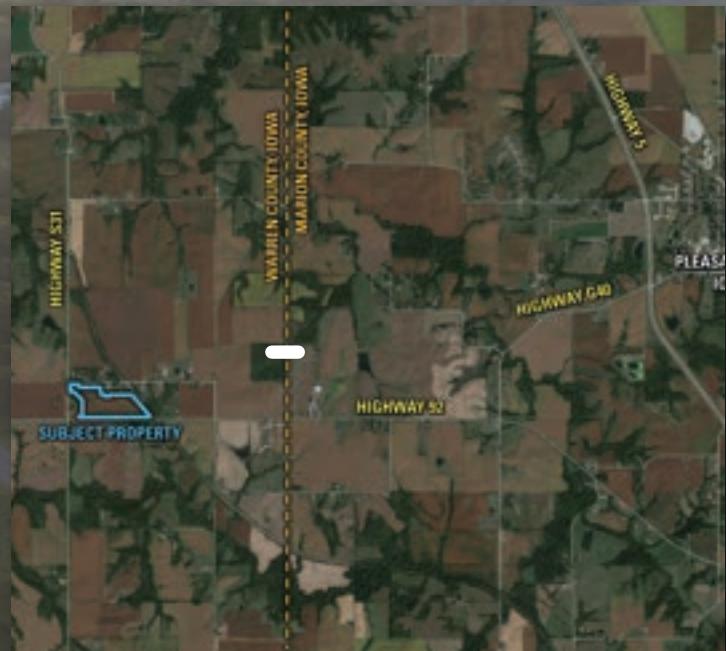
From Pleasantville, Iowa: Head west out of town on Highway G40 and go west for 2.2 miles. At the intersection of Highway G40 and Highway 92, turn right and continue west on Highway 92 for 2.9 miles. The property will be on the north side of Highway 92, with frontage along Highway S31 and Indiana Street as well.

51.82
ACRES M/L

Tillable Soils Map



Perspective Map



CODE	DESCRIPTION	ACRES	% OF FIELD	LEGEND	IA CSR2
370C2	Sharpsburg silty clay loam	12.92	33.31 %	●	80
822D2	Lamoni silty clay loam	8.08	20.85 %	●	10
Y93D2	Shelby-Adair clay loams	7.33	18.91 %	●	35
185D2	Bauer silt loam	3.03	7.82 %	●	15
Y69C2	Clearfield silty clay loam	2.57	6.63 %	●	56
370B	Sharpsburg silty clay loam	2.27	5.86 %	●	91
368B	Macksburg silty clay loam	1.83	4.72 %	●	89
133B	Colo silty clay loam	0.58	1.50 %	●	74
368	Macksburg silty clay loam	0.15	0.39 %	●	93
980B	Gullied land-Ely-Colo	0.01	0.03 %	●	42

Average: 51.3



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18535



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

Warren County, Iowa

LAND AVAILABLE



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

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.