

Warren County, Iowa

LAND AVAILABLE 

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

Jake Sickels | 515.681.2103
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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.

ASKING PRICE: \$489,699 | ESTIMATED TAXES: \$842.00 | LISTING #18535 | CSR2: 51.2

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

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12119 Stratford Drive
Clive, IA 50325



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

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