

# WARREN COUNTY

Land for Sale

Price: \$436,875  
Price/Acre: \$3,750

**116.45**  
**ACRES M/L**

15th Avenue/Quaker Street  
Warren/Madison County Line



Scott Kelly: 515-473-8913  
Scott@PeoplesCompany.com

Steve Bruere: 515-240-7500  
Steve@PeoplesCompany.com





# 116.45 ACRES M/L

## Listing #13620

Offering 116.5 acres m/l of productive farmland located south of St. Charles on the Warren/Madison County line. Farm consists of approximately 76.22 tillable acres with a CSR of 43 (CSR2 of 46.2). Farm includes approximately 12,000 linear feet of tile. See tile map for approximate locations of tile. Great combination farm with high quality recreational aspects as the balance of the property consists of timbered draws, open prairie, grass waterways, and includes two ponds (one is newly constructed and fully stocked with Channel Catfish, Bluegill, Hybrid Bluegill, Bass, and Walleye). Farm is also adjacent to Broadhorn Creek along the southern border. Farm includes several potential building sites with great views overlooking the Warren/Madison countryside and the 2.5 acre pond. Warren Water District provides rural water service via the 12 inch line located along the south side of Quincy Street. Farm is located roughly 2.5 miles south of St. Charles in Section 31 of Jackson Township.

## Farm Program Information:

Contact agent as farm is being reconstituted by the Warren County FSA Office.

## Legal Description:

The SW ¼ of the SW ¼ and Parcel C of Section 31, Township 75 N, Range 25 W and the West ½ of the NW ¼ of Section 6, Township 74 N, Range 25 W in Warren County, Iowa. Exact legal description to be taken from abstract.

## Taxes:

\$1,050 (Estimated)

## School District:

Interstate 35 Community Schools

## Directions:

From St. Charles, travel south on Hwy R35/Truro Rd approximately 1.5 miles. Turn east onto Woodland Ave and follow around two curves until Woodland Ave turns south again. Turn east onto 275th St and continue approximately 1.0 mile until road turns south and becomes 15th Ave. Access is from 15th Ave where 15th Ave begins to turn west into Quaker St. Look for Peoples Company sign and contact agent with questions.





# Tile Map



For more information, photos, maps, and drone video please visit our website and look up listing #13620

[www.PeoplesCompany.com](http://www.PeoplesCompany.com)



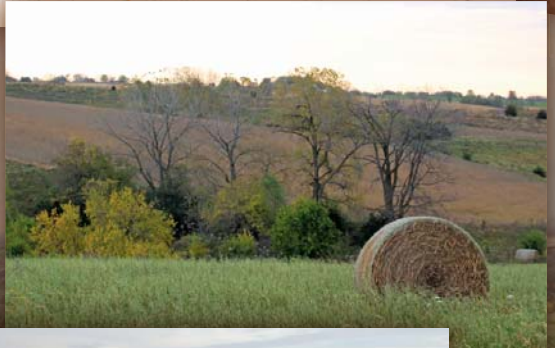
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**PC** PEOPLES<sup>TM</sup>  
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