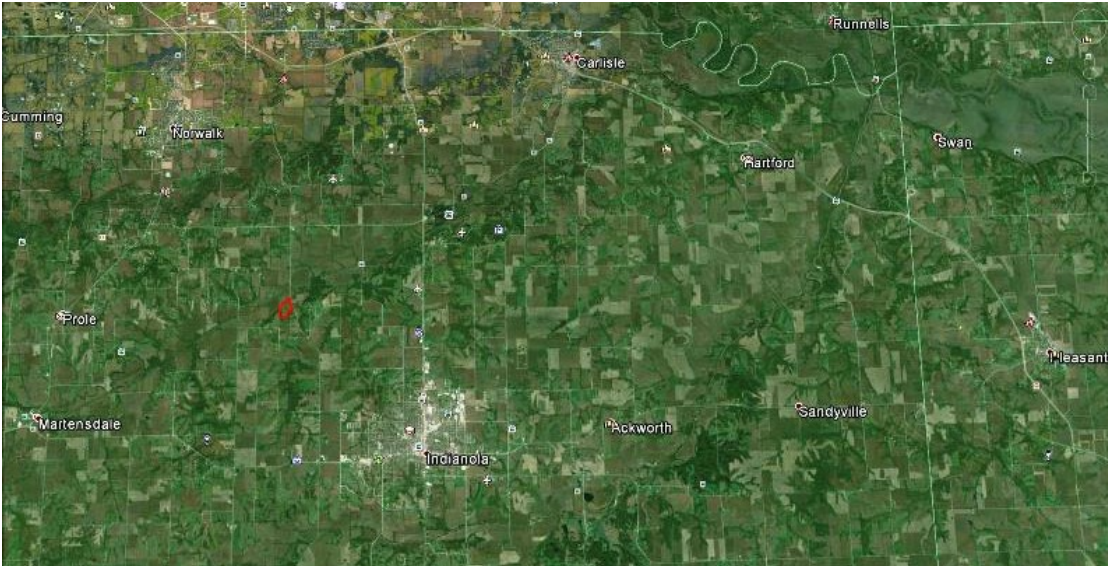


# LAND FOR SALE



## 52 ACRES M/L WARREN COUNTY, IOWA



### LISTING #12917

**PRICE:** \$334,900 (\$6,440/Acre)

**DESCRIPTION:** 52 m/l acres conveniently located on R63 Highway between Indianola and Norwalk. This is an amazing diverse farm featuring 9.6 acres of CRP, 28 acres of crop ground, big hardwood timber, wetlands, and creek. The CRP pays \$1851 per year. The crop ground is good quality bottom ground with a higher average CSR rating of 83. The crop land is cash rented for \$5600 for 2016. Total income on the farm is \$7,451. For storage there is a 36 x 45 ft metal building. Electric service and well water are also in place on the farm.

**DIRECTIONS:** From Indianola, go West on Hwy 92, North on R63. Farm is on West side of road.

**TAXES:** \$797.77 Annually

**FARM PROGRAM INFORMATION:** 38.93 FSA tillable acres 9.6 acres in CRP paying \$192.80 for a total payment of \$1851 till 9/30/2018

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