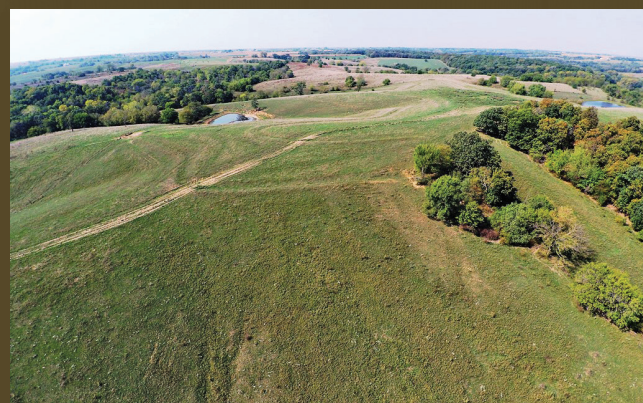
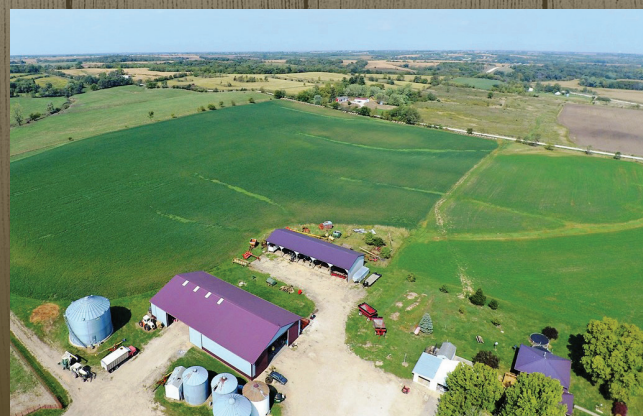


ACREAGE FOR SALE

WARREN COUNTY, IOWA 350 ACRES M/L

LISTING #14005
\$1,470,000



21698 138TH AVENUE INDIANOLA, IOWA

Southern Iowa is known for having some of the most productive livestock farms in the country, this farm is a testament to why. Presenting 350 acres m/l in Warren County, Iowa. This outstanding property is a combination of tillable and pasture, as well as livestock feeding facilities, home, shop and storage buildings. The home is an 1800 sq. ft. split level built in 1965. With a number of updates, this 3 bedroom, 2.5 bath home offers great views of the Southern Iowa countryside. Outside, you will find a number of outbuildings. There's a 66' x 120' equipment storage building built in 2008, which has a 45' x 66' shop at the east end of the building. Directly to the north of the shop is a 40' x 108' open front storage building built in 2009. The cattle building, also built in 2009, is 54' x 140' and offers working area, cement bunks, as well as cement pads and steel pens. In addition, the property offers another building used for storage of equipment and feed. The new grain bin built in 2009 gives this property a total grain storage of 36,500 bushels. In total, the property offers 630' of cement bunk line, and approximately 3600' of steel fencing. The farm has 214.26 FSA cropland acres. At this time, 33.52 acres are in corn/soybean rotation with an additional 37.9 acres in alfalfa hay. The balance of the tillable and the remainder of the farm is in improved pasture. Exterior fences are in good shape and farm has been very well cared for. This farm has been family owned and operated for the past 59 years. This is an outstanding opportunity to own a productive Warren County farm.



FARM DETAILS

Farm is 350 acres m/l with 214.26 FSA cropland acres.
Corn Base: 51.4 acres with a PLC Yield of 104.
Soybean Base: 29.1 acres with a PLC Yield of 35.
At this time 33.52 acres are in corn/soy rotation,
37.9 acres in alfalfa hay. Balance of farm is in pasture.

IMPROVEMENTS

House, buildings, bunk line fence, grain bins, steel fence, pond and tile.

DIRECTIONS

From Liberty Center, Iowa:
Take Tyler Street west off Highway 65. Tyler will then curve and turn into Truman Street. Stay on Truman to T intersection. You will be at the junction of Truman and 136th Avenue. Property is on west side of 136th Avenue.

FEATURES

STYLE:	Split Level
YEAR BUILT:	1965
LIVING SF:	1800
BASEMENT SF:	900
BEDROOMS:	3
BATHROOMS:	2.5
GARAGES:	2 Car Attached
SCHOOLS:	S.E. Warren
SEWER:	Septic
WATER:	Rural, Well
HEATING:	Electric Forced Air
COOLING:	Central
ROOF:	Metal
EXTERIOR:	Frame
FOUNDATION:	Poured
DRIVEWAY:	Asphalt



ADAM CURRAN

641-203-2931
Adam@PeoplesCompany.com



For more information, photos, maps and drone video please visit: PeoplesCompany.com, Listing #14005