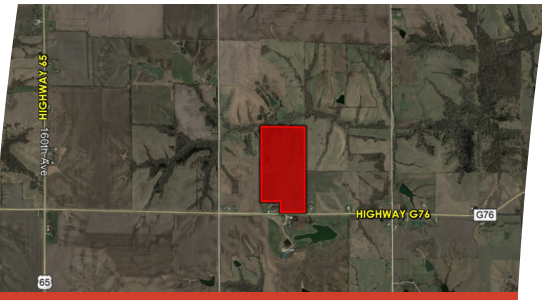


17285 G76 HIGHWAY
LACONA, IOWA 50139

Warren County LAND AVAILABLE



\$368,300
LISTING #14404
[PEOPLES COMPANY.COM](https://www.peoplescompany.com)

Peoples Company is excited to offer 73.66 acres m/l on pavement located just east of Highway 65 on Highway G76 near Liberty Center, Iowa. This property has a little something for everyone, high quality tillable, CRP, timber and a pond.

The 20.71 acres m/l currently being farmed carry a CSR2 of 76.8. There is 38.63 acres enrolled in CRP with an annual payment of \$7,538 through 2023 and 2025.

FARM DETAILS

FSA Cropland: 65.76 acres
Corn: 24.10 base acres, PLC yield of 93
Wheat: 2.70 base acres, PLC yield of 32

Total CRP: 38.63 acres paying \$7,538 annually
CP2 & CP42: 31.8 acres pays \$200.00/acre expires 2023
CP2: 6.89 acres pays \$170.90/acre expires 2025

DIRECTIONS

From Lacona, IA go West on Highway G76 for approximately 5 miles. The property lies on the North side of the road.

IMPROVEMENTS

Pond
Fence
Tile

DARAN BECKER: 515-979-3498, Daran@PeoplesCompany.com