

# LAND AVAILABLE

WARREN COUNTY, IOWA | LISTING #14501



**205**  
**ACRES M/L**

**DARAN BECKER**

**515.979.3498 | [DARAN@PEOPLES COMPANY.COM](mailto:DARAN@PEOPLES COMPANY.COM)**

 **PEOPLES™**  
**COMPANY**  
INNOVATIVE. REAL ESTATE. SOLUTIONS.



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# 205 ACRES M/L

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ADDRESS: 168TH AVENUE | INDIANOLA, IA 50125

Peoples Company is pleased to offer 205 acres m/l of high quality recreational ground in Warren County, IA. Located just a mile off of pavement and 2 miles south of Highway 92, this farm is loaded with whitetail and turkey and offers plenty of income.

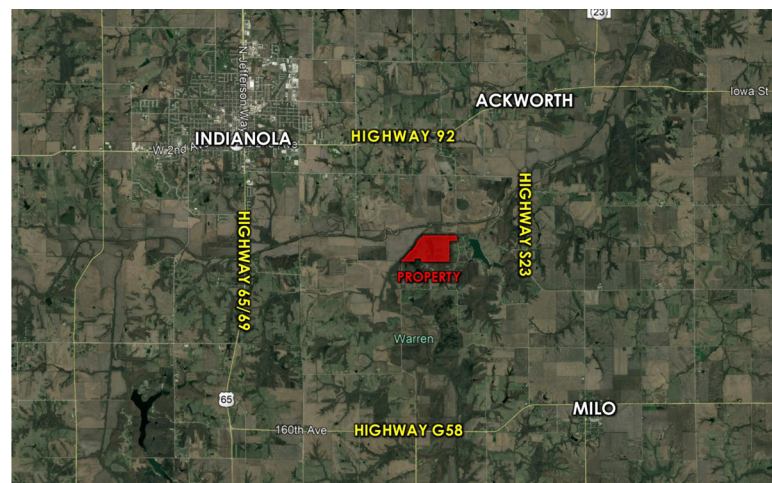
If you are looking to build your dream home on your own private paradise, look no further. The property is equipped with a 14 acre stocked pond for fishing and waterfowl hunting, mature hardwood timber and wooded draws, and approximately 98 acres of tillable ground with an average CSR2 of 49.4.

The South River borders the property and there are large timber tracts to the south and west with this farm offering the primary wildlife food source. The views are stunning but the hunting is better!



## DIRECTIONS

From Indianola, IA head East on Highway 92 for approximately 3.5 miles and turn South on 165th Avenue/S23. Continue South for approximately 1.9 miles to 168th Avenue and the property lies on the West side of the road.



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**PRICE: \$1,230,000**

**PRICE/ACRE: \$6,000**

**NET TAXES: \$2,712**





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Clive, IA 50325  
PeoplesCompany.com

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