

FARMLAND AVAILABLE

WARREN COUNTY, IOWA

LISTING #14502



132 ACRES M/L



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WARREN COUNTY, IOWA

PRICE: \$660,000 OR \$5,000/ACRE | NET TAXES: \$2,152



DESCRIPTION

Peoples Company is proud to offer 132 acres m/l of highly tillable ground located just a mile off Highway G76 in Southern Warren County. The property would make an ideal building site with two stocked ponds, scenic views, and utilities at the road.

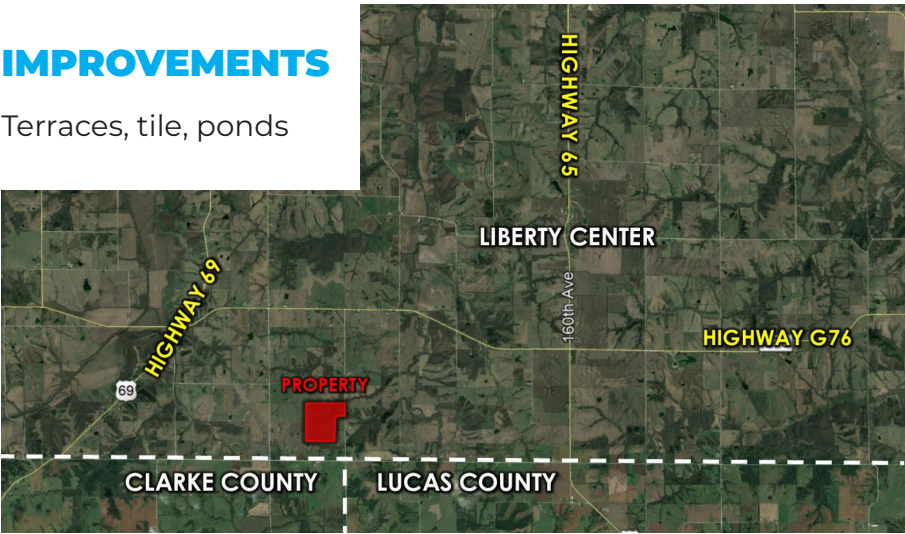
This farm has 125.3 acres considered FSA tillable with a CSR2 of 49.6. There are 98.09 acres currently enrolled in three CRP contracts and 27.21 acres currently being cash rented. The CRP contracts are as follows: 57.4 acres of CP38E expiring in 2019 with an annual payment of \$7,314, 16.96 acres of CP42 expiring in 2025 with an annual payment of \$3,264, and 23.7 acres of CP38 expiring in 2027 with an annual payment of \$6,003, this equals a total payment of \$16,581. The 27.21 acres being farmed has a CSR2 of 73.5 with primary soil types of Grundy, Winterset and Pershing. There are a lot of opportunities with this farm!

DIRECTIONS

From Indianola, IA go South on Highway 69 for approximately 13 miles and turn East on Highway G76. Continue on Highway G76 to 130th Avenue and turn South. Go for approximately 1.3 miles and the property is on the West side of the road.

IMPROVEMENTS

Terraces, tile, ponds



FARM DETAILS

Cropland acres: 125.3 acres

Corn: 9.79 base acres with a PLC yield of 133

Total CRP acres: 98.09 with a total annual payment of \$16,581

CP38E: 57.4 acres at \$127.42 per acre expiring in 2019 with an annual payment of \$7,314

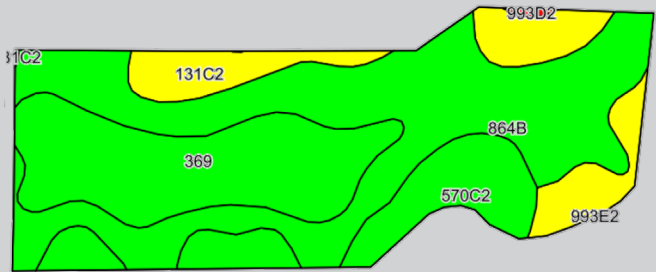
CP42: 16.96 acres at \$192.45 per acre expiring in 2025 with an annual payment of \$3,264

CP38: 23.7 acres at \$252.88 per acre expiring in 2027 with an annual payment of \$6,003



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
864B	Grundy silty clay loam	12.48	45.9%		72
369	Winterset silty clay loam	6.72	24.7%		84
131C2	Pershing silt loam	4.10	15.1%		62
570C2	Nira silty clay loam	3.85	14.1%		73
993D2	Armstrong-Gara loams	0.06	0.2%		23
Weighted Average					73.5



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