



WARREN COUNTY, IOWA

LAND AVAILABLE | LISTING #14510

140 ACRES M/L

ERIC LONNEVIK

515-473-0278

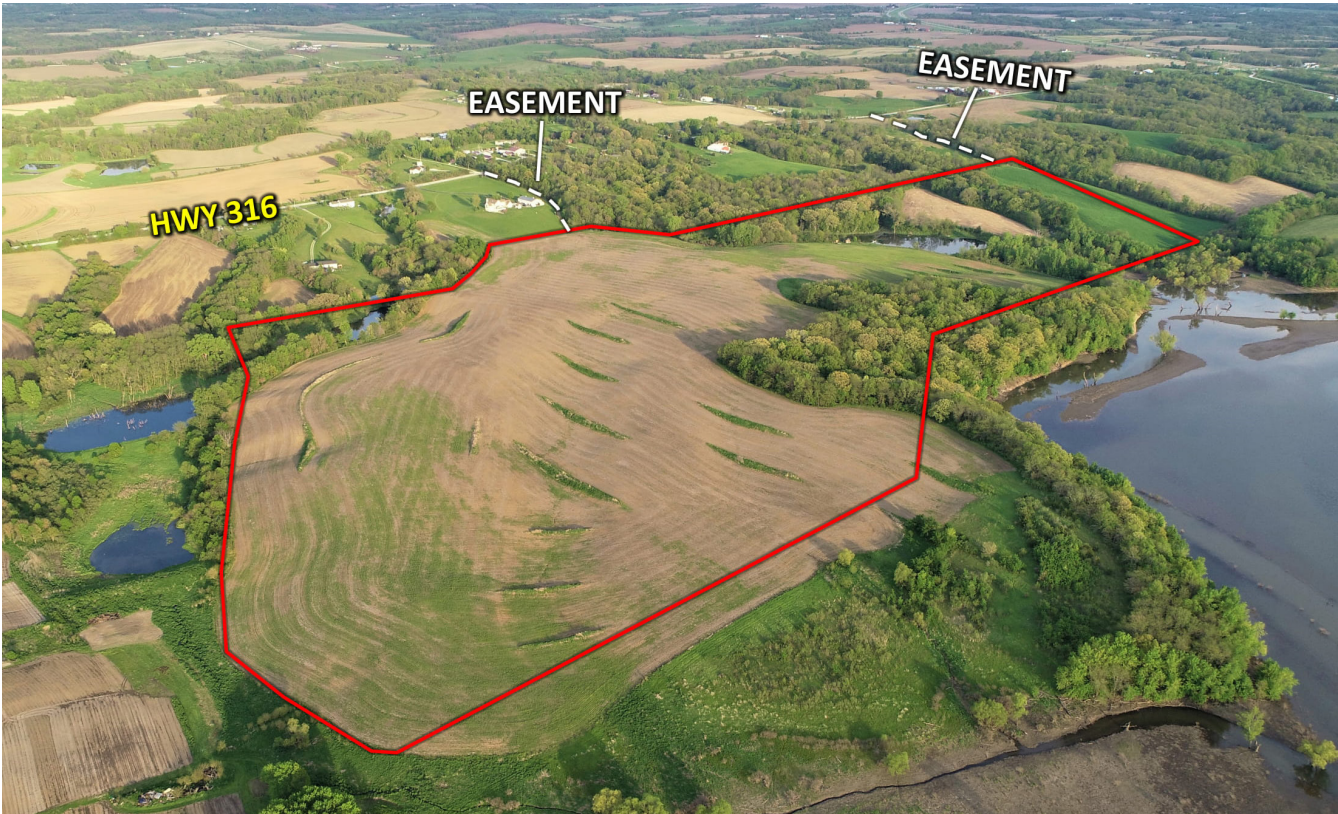
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DESCRIPTION

Offering 140 acres m/l of diverse Warren County farmland located on pavement just southeast of the Des Moines Metro and minutes from the Red Rock Reservoir. Farm consists of 103.08 FSA tillable acres (avg CSR2 of 50.2) with the balance in timber and ponds. The tillable acres provide significant annual income along with a quality food source for the local wildlife. Property adjoins Red Rock Wildlife Management Area allowing private access to some of the finest public hunting in Iowa. Excellent building site potential with rural water and electric available at the road. Scenic westerly views overlooking the confluence of Coal Creek and South River. There is a cabin and fishing dock on the 3 ac fully stocked pond, making it an excellent spot for a weekend getaway. This is a unique opportunity to own a farm that offers both seclusion and convenience to the metro all in the same package.



DIRECTIONS

From Hartford travel 4 miles southeast on Hwy 5. Turn left (north) on Hwy 316 and travel 1 mile property is on the left (west) side of Hwy 316. There are signs at both easement access points to the property.

\$6,400

PER
ACRE

(\$896,000)

EST. NET TAXES: \$2,104

140

ACRES M/L

TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	CSR2 LEGEND	CSR2
M163C2	FAYETTE SILT LOAM, TILL PLAIN, 5 TO 9 PERCENT SLOPES, ERODED	38.06	36.9%	<div></div>	76
M163D2	FAYETTE SILT LOAM, TILL PLAIN, 9 TO 14 PERCENT SLOPES, ERODED	22.80	22.1%	<div></div>	47
M163E2	FAYETTE SILT LOAM, TILL PLAIN, 14 TO 18 PERCENT SLOPES, ERODED	21.10	20.5%	<div></div>	36
65E	LINDLEY LOAM, 14 TO 18 PERCENT SLOPES	9.04	8.8%	<div></div>	28
I313E	MUNTERVILLE SILT LOAM, 14 TO 18 PERCENT SLOPES	6.77	6.6%	<div></div>	25
I313F	MUNTERVILLE SILT LOAM, 18 TO 35 PERCENT SLOPES	3.06	3.0%	<div></div>	5
6055	ZOOK SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED, FLOOD POOL	2.25	2.2%	<div></div>	5
WEIGHTED AVERAGE					50.2





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