

Warren County FARMLAND AVAILABLE



PRICE: \$550,000
23.84 Acres M/L



DESCRIPTION

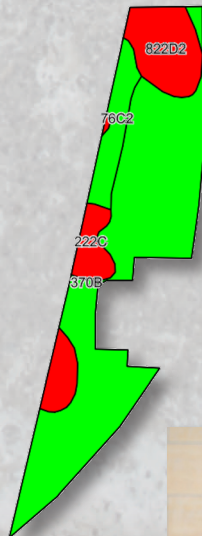
Peoples Company is proud to offer 23.84 acres m/l just South of Indianola in Warren County, Iowa. This farm consists of fenced pasture acres, a well built 1920's farm home, and multiple outbuildings. Property features paved roads on two sides and Highway 65/69 frontage. The 18.42 m/l pasture acres carry a weighted average CSR2 of 72.6. Rural water and electric are at the road making this an ideal situation for future development and building sites. This property would be a great location for an event venue. The opportunities are endless!

FEATURES

Style: 1 1/2 Story Frame
Water: Rural
Sewer: Septic
Zoning: Agriculture
Bedrooms: 3
Full Bathrooms: 2
Total Rooms: 7
Garages: 2 Car Detached
Stories: 1 1/2
Basement: Full
Fire Places: 1 Masonry
Year Built: 1927
Heating: Gas Forced Air
Living Area Square Feet: 1,771
Basement Square Feet: 702
Finished Basement Square Feet: 0
Roof: Asphalt Shingle
Exterior: Aluminum Siding
Foundation: Block
Driveway: Gravel

DIRECTIONS

From Indianola, Iowa, head South on Highway 65/69 for 3.7 miles. Make a left hand turn and head East on Nevada Street for 450 feet. Turn right and head South on 130th Avenue. The property will be located on the West side of 130th Avenue. Look for company signs!



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
370B	Sharpsburg silty clay loam	12.51	67.9%	Green	91
822D2	Lamoni silty clay loam	2.49	13.5%	Red	10
222C	Clarinda silty clay loam	1.86	10.1%	Yellow	31
76C2	Ladoga silt loam	1.56	8.5%	Green	75
Weighted Average					72.6



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