

WARREN COUNTY ACREAGE FOR SALE



2,897 SF Brick Home

48'x63' Morton Building

\$2,384 CRP Income



80 ACRES M/L

Asking Price: \$750,000

Properties of this nature are very rarely offered for sale in Warren County.

Peoples Company is pleased to be marketing this executive living and farming opportunity, just outside of Indianola, Iowa. This farm is a testament to the prolific farming history and practices of the area that have brought generational wealth through hard work and innovation.

On the farm sits an immaculate, nearly 3,000 sq. ft., 1-1/2 story brick home that was constructed in 1981. Dwelling features five bedrooms and four bathrooms with main floor master boasting a double vanity and large whirlpool bath. Open kitchen plan with plenty of space and dining area. Multiple living areas overlooking the beautiful southern exposure. A 48'x63' steel Morton building provides ample storage for machinery and other items.

Beyond the home, you will overlook 80 acres m/l of beautiful pasture, timberland, and CRP. The 19.32 FSA tillable acres carry a weighted average CSR2 of 50.7. There are 10.9 CRP acres paying \$215.45 per acre or \$2,348 annually through 2021. Interior and exterior fencing is in excellent shape across the property. Come walk the hardwood acres and see for yourself the incredible opportunity for whitetail deer and turkey hunting on this farm.

Take advantage of this opportunity to own a bit of everything. Please contact agents for more information and showing arrangements for this property.



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INNOVATIVE. REAL ESTATE. SOLUTIONS.

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9252 NIXON STREET

INDIANOLA, IA 50125



FARM DETAILS

19.32 FSA Cropland Acres
Corn Base: 6.38 Acres with PLC Yield of 90
Soybean Base: 2.00 Acres with PLC Yield of 26
10.9 CRP Acres: \$215.45/acre, \$2,348 annually

DIRECTIONS

From Indianola, Iowa, head west on Highway 92 for 2.5 miles. Turn left and head south on Highway R63 for 4.6 miles. Turn right onto Nixon Street and head west for .25 miles. The property will sit on the south side of Nixon Street. Look for Peoples Company signage.



FEATURES

Style: 1-1/2 Story
Year Built: 1981
Bedrooms: 5
Bathrooms: 4
Living Area SF: 2,897
Basement SF: 2,040
Garage: 528 SF

Water: Rural
Sewer: Septic
Heating: FHA - Gas
Roof: Asphalt Shingle
Exterior: Brick
Foundation: Poured
Driveway: Gravel

More Info: Listing #14542

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