ABOUT THE PROPERTY
Offering 40 acres m/l located just a few miles south of Lacona, IA in Warren County. The land is currently all in hay but can be farmed if so desired. The farm features a beautiful spot for a home overlooking the pond loaded with bass, bluegill and crappie. Rural water runs along the property and electric is located across the road. This would make an excellent building and/or recreational site as well as a perfect starter farm for your cattle operation.

DIRECTIONS
From Indianola head south on Highway 65/69 for approximately 5.2 miles then turn east onto Highway 65. Continue east for approximately 3.2 miles then turn south to stay on Highway 65. Continue on Highway 65 for 7.1 miles then turn east onto Highway G76. Go east on Highway G76 for approximately 5.2 miles and then turn south on 210th Avenue. Continue south for approximately 1.3 miles and the property is situated on the west side of the road.

FARM DETAILS
FSA Cropland: 31.17 acres
Corn: 8.4 acres, PLC Yield of 98
Oats: 1.1 acres, PLC Yield of 49

WARREN COUNTY
FARMLAND FOR SALE

FARM LAND FOR SALE

40 ACRES M/L
Price: $150,000 | Price/Acre: $3,750
LISTING #14574
PeoplesCompany.com
DARAN BECKER
515-979-3498
Daran@PeoplesCompany.com
### TILLABLE SOILS

<table>
<thead>
<tr>
<th>CODE</th>
<th>SOIL DESCRIPTION</th>
<th>ACRES</th>
<th>PERCENT</th>
<th>LEGEND</th>
<th>CSR2</th>
<th>CSR</th>
<th><strong>N NCCPI OVERALL</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>131C2</td>
<td>Pershing silt loam</td>
<td>9.75</td>
<td>31.3%</td>
<td>62</td>
<td>50</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>993E3</td>
<td>Armstrong-Gara clay loams</td>
<td>9.61</td>
<td>30.9%</td>
<td>14</td>
<td>5</td>
<td>42</td>
<td></td>
</tr>
<tr>
<td>131D2</td>
<td>Pershing silt loam</td>
<td>5.32</td>
<td>17.1%</td>
<td>37</td>
<td>40</td>
<td>61</td>
<td></td>
</tr>
<tr>
<td>822D2</td>
<td>Lamoni silty clay loam</td>
<td>2.93</td>
<td>9.4%</td>
<td>10</td>
<td>15</td>
<td>53</td>
<td></td>
</tr>
<tr>
<td>179E2</td>
<td>Gara loam</td>
<td>1.83</td>
<td>5.9%</td>
<td>24</td>
<td>33</td>
<td>56</td>
<td></td>
</tr>
<tr>
<td>133B</td>
<td>Colo silty clay loam</td>
<td>1.51</td>
<td>4.8%</td>
<td>74</td>
<td>75</td>
<td>96</td>
<td></td>
</tr>
<tr>
<td>118</td>
<td>Colo-ELY silty clay loam</td>
<td>0.19</td>
<td>0.6%</td>
<td>83</td>
<td>65</td>
<td>96</td>
<td></td>
</tr>
</tbody>
</table>

**Weighted Average:**
- **ACRES:** 36.5
- **PERCENT:** 31.4
- **N NCCPI OVERALL:** 55.7

DARAN BECKER: 515-979-3498, Daran@PeoplesCompany.com  | Listing #14574