

WARREN COUNTY, IA

143RD AVENUE INDIANOLA, IA 50125

PRICE: \$875,000

DESCRIPTION:

Peoples Company is pleased to offer 77.68 acres of high-quality Warren County farmland. This property is conveniently located 2 miles north of Indianola, Iowa with easy access to Des Moines and offers multiple building sites - including many walkout sites. Warren Water District rural water and MidAmerican electric are located along 143rd Avenue. There are an estimated 36.64 acres currently being farmed. These high quality acres have an average CSR2 of 68. The FSA records indicate that 57.91 acres were farmed in the past. With some cleanup work many of these acres could be put back into crop production. This farm has been surveyed with property boundary stakes and flags in place.

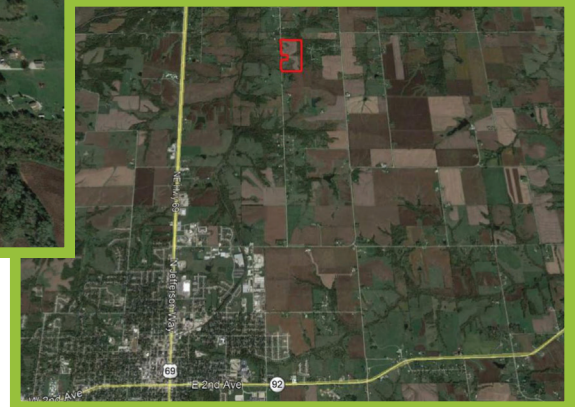
FARM DETAILS:

36.64 Tillable acres
57.91 FSA Tillable acres
Parcel Number: 13000050421,
13000050481, 13000050623
General Area: Indianola
Net Taxes: \$1,312.00

DIRECTIONS:

From Highway 65/69, go east on Summerset Road for 1-1/4 miles, Then go south on 143rd Avenue for 3/4 of mile to property on east side of road.

77.68 ACRES M/L



LISTING #14621

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