

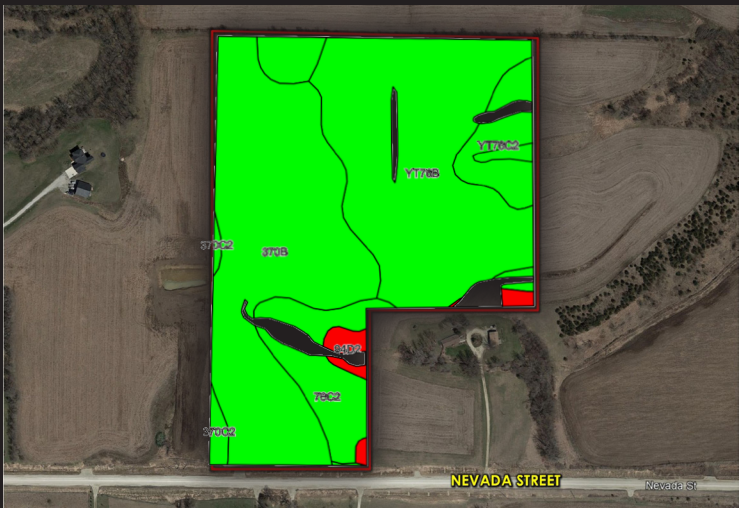
WARREN COUNTY FARMLAND AVAILABLE

35 ACRES M/L | NEVADA STREET | INDIANOLA, IA 50125 | LISTING #14647

Offering 35 acres of prime Warren County farmland located just east of R63 on the newly paved Nevada Street. This farm has approximately 33.78 acres currently being farmed with a CSR2 of 85. The location and views make this property the perfect place to build your dream home. If you like to develop large acreages, there are multiple building site possibilities. An additional 42 acres m/l is available to the East.



Price: \$367,500
Price / Acre: \$10,500
Est. Net Taxes: \$1,099



DIRECTIONS

Go South out of Indianola on Highway 69 for approximately 3.5 miles to Nevada St. and turn West. Travel for approximately 2.5 miles on Nevada St. and the property lies on the North side of the road.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
370B	Sharpsburg silty clay loam	13.65	40.4%		91
YT76B	Ladoga silt loam	13.00	38.5%		86
YT76C2	Ladoga silt loam	3.16	9.4%		78
76C2	Ladoga silt loam	2.81	8.3%		75
94D2	Mystic-Caleb complex	0.68	2.0%		25
370C2	Sharpsburg silty clay loam	0.48	1.4%		80
Weighted Average					85

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WARREN COUNTY FARMLAND AVAILABLE

42 ACRES M/L | NEVADA STREET | INDIANOLA, IA 50125 | LISTING #14648

Offering 42 acres of prime Warren County farmland located just east of R63 on the newly paved Nevada Street. This farm has approximately 24.11 acres currently being farmed with a CSR 2 of 78.6. The rest of the farm is in timber. The location and views make this property the perfect place to build your dream home. If you are a hunter, Squaw Creek is the major corridor for whitetails traveling from Middle River to Lake Aquabi State Park and if you like to develop large acreages, there are multiple building site possibilities. There is 35 acres m/l also available to the West.



Price: \$367,500
Price / Acre: \$8,750
Est. Net Taxes: \$893



DIRECTIONS

Go South out of Indianola on Highway 69 for approximately 3.5 miles to Nevada St. and turn West. Travel for approximately 2.5 miles on Nevada St. and the property lies on the North side of the road.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
YT76C2	Ladoga silt loam	5.94	24.6%		78
54	Zook silty clay loam	5.68	23.6%		67
Y212	Kennebec silt loam	5.32	22.1%		91
430	Ackmore silt loam	4.01	16.6%		77
YT76B	Ladoga silt loam	2.91	12.1%		86
94D2	Mystic-Caleb complex	0.25	1.0%		25
Weighted Average					78.5

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