

# 71.88 Acres M/L WARREN COUNTY, IOWA FARMLAND AVAILABLE



## ABOUT THE FARM

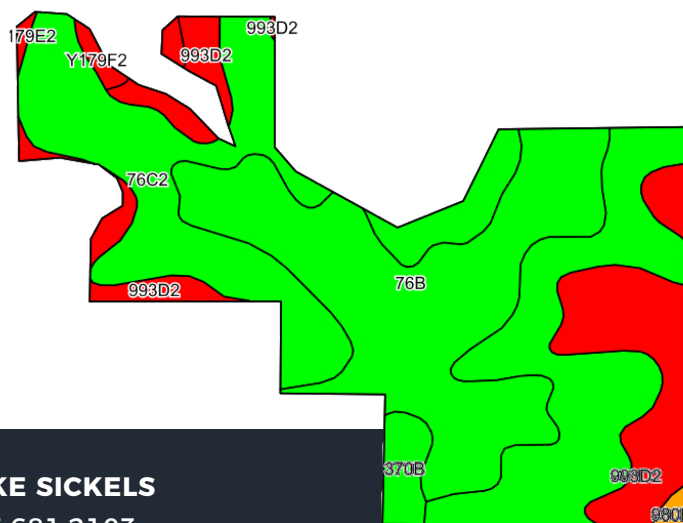
Peoples Company is proud to offer 71.88 acres m/l of Warren County, Iowa farmland. This is a great opportunity to own a piece of land in an area where land rarely comes up for sale. Easy access and road frontage is provided on the entire South and East borders of the farm. The farm is 92% tillable, consisting of 66.29 acres m/l FSA tillable acres that carry a weighted average CSR2 of 69.3. Primary soil types include: Ladoga silt loam, Armstrong-Gara loams, and Sharpsburg silty clay loam. In addition to the cropland, this farm provides multiple building sites and recreational opportunities. The farm is currently open for lease of the 2020 crop year. Please contact Peoples Company agents John Hutchcroft and Jake Sickels for more information regarding this listing.

## DIRECTIONS

From Carlisle, Iowa, head East on Highway 5 for 2.5 miles. Turn right onto Highway S23 and travel South for 4.2 miles. Turn right onto Fulton Street and go West for 2.8 miles. The property is located on the North side of Fulton Street. Look for company signage.

| Code   | Soil Description              | Acres | Percent of Field | Legend | CSR2 |
|--------|-------------------------------|-------|------------------|--------|------|
| 76C2   | Ladoga silt loam              | 30.93 | 46.7%            |        | 75   |
| 76B    | Ladoga silt loam              | 21.41 | 32.3%            |        | 86   |
| 993D2  | Armstrong-Gara loams          | 11.06 | 16.7%            |        | 23   |
| 370B   | Sharpsburg silty clay loam    | 1.64  | 2.5%             |        | 91   |
| Y179F2 | Gara loam                     | 0.72  | 1.1%             |        | 16   |
| 980B   | Gullied land-Ely-Colo complex | 0.35  | 0.5%             |        | 42   |
| Y179E2 | Gara loam                     | 0.18  | 0.3%             |        | 32   |

Weighted Average **69.3**



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