

70 ACRES M/L IN WARREN COUNTY, IOWA

Description

Peoples Company is pleased to market two land offerings, just North of Sandyville in Warren County, Iowa. These two properties have not been offered to the public for decades, and for good reason.

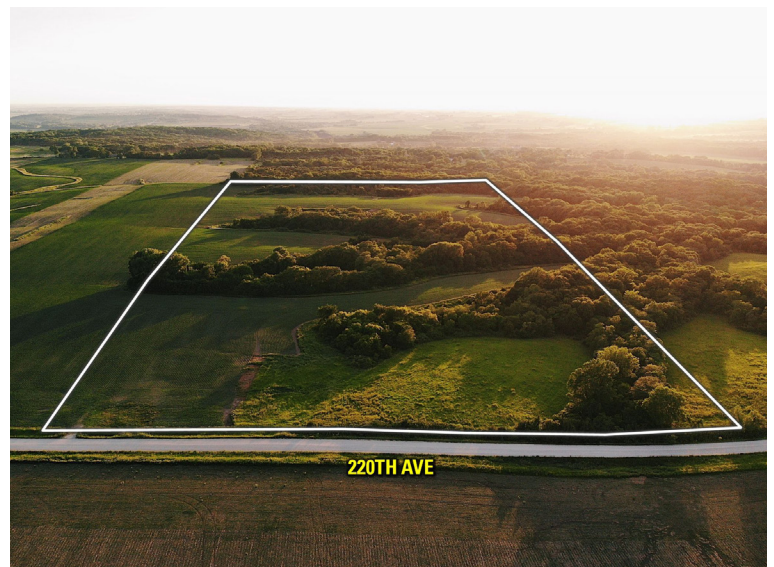
This 70 acre m/l farm consists of exceptional building sites, 50.85 tillable acres carrying a CSR2 of 54.1 and very high quality deer and turkey hunting. 10.11 acres are currently enrolled in Conservation Reserve Program CP1, paying \$189.92/acre or \$1,920.09 annually. Rural water and electric are both readily available at the road and lay on the West side of 220th Ave. Open enrollment is available through Indianola and Carlisle School Districts. Land is becoming more and more scarce, especially in Warren County where it is very sought after. Take a look at this one!

More land is available in addition to this tract - please reference Listing #15030.

220TH AVE | SANDYVILLE, IA 50001

PRICE: \$367,500

LISTING #15029



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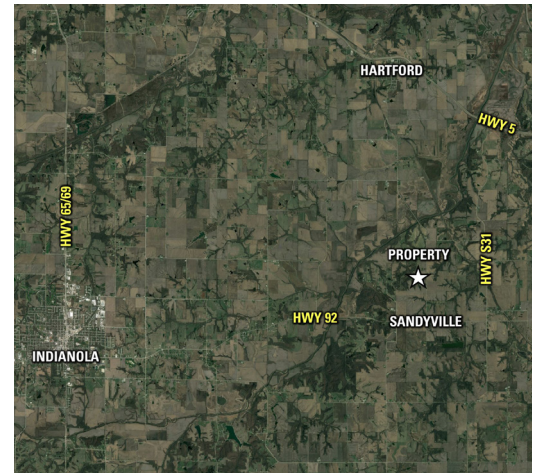
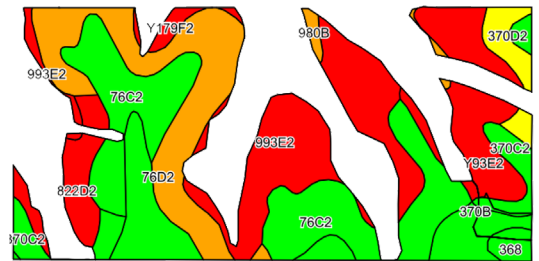
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Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
76C2	Ladoga silt loam	12.18	24.0%		75
993E2	Armstrong-Gara loams	9.69	19.1%		17
76D2	Ladoga silt loam	9.04	17.8%		49
370B	Sharpsburg silty clay loam	5.58	11.0%		91
Y93E2	Shelby-Adair clay loams	5.35	10.5%		28
370C2	Sharpsburg silty clay loam	2.84	5.6%		80
822D2	Lamoni silty clay loam	2.75	5.4%		10
370D2	Sharpsburg silty clay loam	1.65	3.2%		54
368	Macksburg silty clay loam	0.70	1.4%		93
Y179F2	Gara loam	0.63	1.2%		16
980B	Gullied land-Ely-Colo complex	0.44	0.9%		42
Weighted Average					51.4



Directions

From Sandyville, Iowa, head North on Broadway St for 1 mile, until Broadway St turns into 220th Ave. The property will be located on the West side of 220th Ave. Look for Peoples Company signage.



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