



## 80 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 80 acre m/l farm consists of exceptional building sites, 39.41 tillable acres carrying a CSR2 of 48.1 and very high quality deer and turkey hunting. The hunting on this farm is phenomenal - mature, hardwood timber makes up nearly the entire back 40 of this farm. 13.73 acres are currently enrolled in Conservation Reserve Program CP1, paying \$189.92/acre or \$2,607 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. This one has a little bit of everything!

More land is available in addition to this tract - please reference Listing #15029.

220TH AVE | SANDYVILLE, IA 50001

PRICE: \$396,000

LISTING #15030



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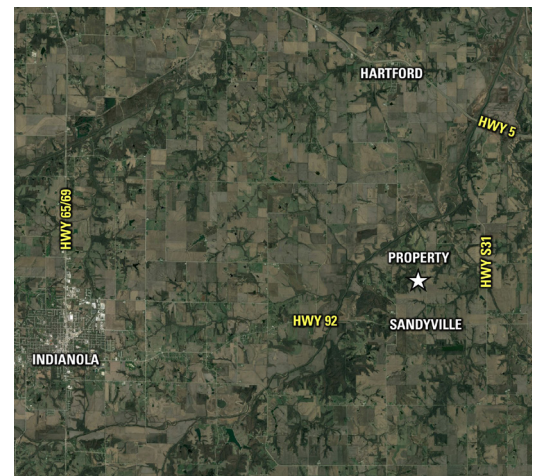
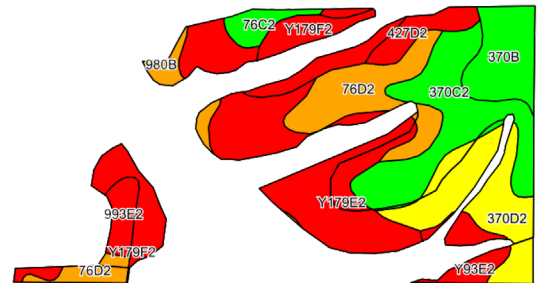
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## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
Y179E2	Gara loam	9.44	24.0%		32
370C2	Sharpsburg silty clay loam	6.39	16.2%		80
370D2	Sharpsburg silty clay loam	5.14	13.0%		54
76D2	Ladoga silt loam	4.93	12.5%		49
Y179F2	Gara loam	4.36	11.1%		16
370B	Sharpsburg silty clay loam	3.11	7.9%		91
427D2	Ladoga-Chelsea complex	1.54	3.9%		28
Y93E2	Shelby-Adair clay loams	1.40	3.6%		28
993E2	Armstrong-Gara loams	1.29	3.3%		17
76C2	Ladoga silt loams	0.96	2.4%		75
980B	Gullied land-Ely-Colo complex	0.85	2.2%		42
Weighted Average					48.1



## 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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