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**LAND AVAILABLE**

**INDIANOLA, IOWA**

**WARREN COUNTY**

**37.5 ACRES**  
 M/L

**\$224,900**



**DESCRIPTION**

Peoples Company is pleased to offer three individual land offerings on Highway 92, just east of Indianola, Iowa. This particular tract offers 37.5 acres m/l with 28.19 tillable acres, of which carry a CSR2 of 78.9. Of the tillable acres, 6.19 acres are currently enrolled in a high paying CRP program and pay \$322.03 per acre (or \$1,993.36 annually) through 2024. The remaining tillable acres could be put into row crop production or CRP at this time, as they expire in September of 2020.

This is a great opportunity to go whatever route you would like in your farmland venture, whether that be row crop, CRP, or recreation. This farm is within close proximity to Indianola, Iowa, and features paved road frontage on two sides, highly tillable farmland, and excellent hunting land, making this a desirable addition to a farmland portfolio.

**Additional land could be offered with this tract.** Please visit PeoplesCompany.com and reference listings #15099 and #15100 for more information on an additional 175 acres m/l available.

**FARM DETAILS**

- Net Taxes: \$919.00
- 6.19 Acres of CRP in CP21 paying \$322.03 Per Acre or \$1,993.36 Annually Through 2024\*

**DIRECTIONS**

From Indianola, Iowa, head east on Highway 92 for 6.5 miles. The property will be on the north side of Highway 92, at the corner of Highway S23 and 92. Look for Peoples Company signs!

\*Final acre amount is subject to survey, which is to be completed prior to closing. FSA Cropland and Base Acre figures are based off of whole farm figures at this time. FSA Cropland and Base Acres to be reconstituted by the Warren County FSA Office after the sale.

**TILLABLE SOILS**

Code	Soil Description	Acres	% of Field	CSR2	
54	Zook Silty Clay Loam	12.66	44.9%	67	
422	Amana Silt Loam	9.26	32.8%	93	
220	Nodaway Silt Loam	6.27	22.2%	82	
<b>Weighted Average</b>				78.9	

