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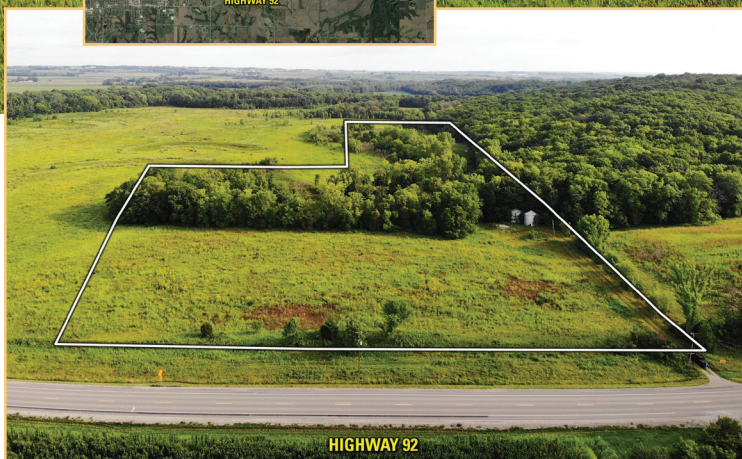
**LAND AVAILABLE**

**INDIANOLA, IOWA**

**WARREN  
COUNTY**

**20** ACRES  
M/L

**\$180,000**



## DESCRIPTION

Peoples Company is pleased to offer three individual land offerings on Highway 92, just east of Indianola, Iowa. This particular tract offers 20 acres m/l that are set up ideally for a scenic building site. The property is located on pavement, with water at the road and electric on site. Of the 20 acres, 3.79 acres are currently in CRP program CP21 and pay \$322.03 per acre (or \$1,220.49 total) through 2024.

This property offers it all for those who want a bit of income, a place to build their dream home, and a fantastic recreational opportunity. This farm has extensive deer and turkey sign, just north of the mature timbered area. There are multiple locations for food plots all along the northeast portion of the property. It is within close proximity to Indianola, Iowa, and is desirable for a wide variety of buyers.

**Additional land could be offered with this tract.** Please visit PeoplesCompany.com and reference listings #15098 and #15100 for more information on an additional 192.5 acres m/l available.

## FARM DETAILS

- Net Taxes: \$510.0
- FSA Cropland Acres: 180.8
- Corn: 2.85 Base Acres with a PLC Yield of 112
- 3.79 Acres of CRP in CP21
- Paying \$322.03 Per Acre or \$1,220.49 Total Through 2024

## DIRECTIONS

From Indianola, Iowa, head east on Highway 92 for seven miles. The property will be on the north side of Highway 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	5.13	51.2%	67	
43	Bremer Silty Clay Loam	4.49	44.9%	74	
980B	Gullied Land-Ely-Colo	0.16	1.6%	42	
592D2	Mystic Silt Loam	0.14	1.4%	6	
94D2	Mystic-Caleb Complex	0.09	0.9%	25	
Weighted Average				68.5	

