

**DARAN BECKER**

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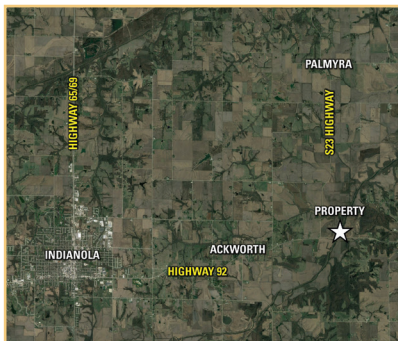
**LAND AVAILABLE**

INDIANOLA, IOWA

**WARREN  
COUNTY**

**155** ACRES  
M/L

**\$612,250**



**DESCRIPTION**

Peoples Company is pleased to offer three individual land offerings on Highway 92, just east of Indianola, Iowa. This particular tract offers 155 acres m/l with 127.31 tillable acres, of which carry a CSR2 of 80. Of the tillable acres, 39.57 acres are currently enrolled in high-paying CRP programs, paying \$12,333.03 annually, with contracts expiring between 2024 and 2029 (reference Farm Details on back). 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 close to Indianola, Iowa, and features paved road frontage on the entire south boundary, highly tillable farmland, and is an excellent recreational opportunity. It would make a desirable addition to a farmland portfolio.

**Additional land could be offered with this tract.** Please visit [PeoplesCompany.com](https://PeoplesCompany.com) and reference listings #15098 and #15099 for more information on an additional 57.5 acres m/l available.

**DIRECTIONS**

From Indianola, head east on Highway 92 for seven miles. The property will be on the north side of Highway 92. Look for Peoples Company signs!

**LISTING #15100**



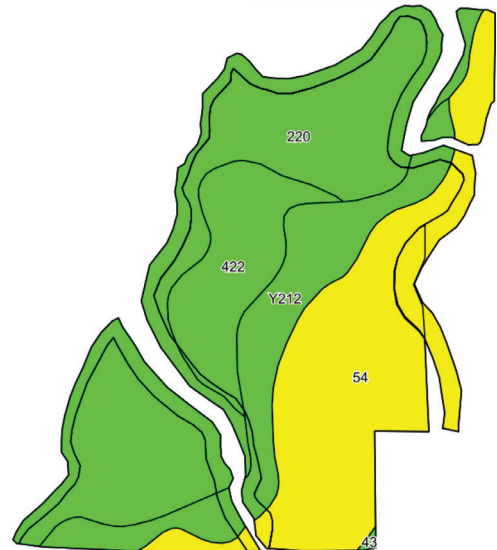
# 155 ACRES M/L

# \$612,250



## TILLABLE SOILS

Code	Soil Description	Acres	% of Field	CSR2	
220	Nodaway silt loam, 0–2% slopes	51.85	40.7%	82	■
54	Zook silty clay loam, 0–2% slopes	40.06	31.5%	67	■
Y212	Kennebec silt loam, 0–2% slopes	20.31	16.0%	91	■
422	Amana silt loam, 0–2% slopes	14.92	11.7%	93	■
43	Bremer silty clay loam, 0–2% slopes	0.17	0.1%	74	■
Weighted Average				80	



## FARM DETAILS

- Net Taxes: \$3,770.00
- FSA Cropland Acres: 180.85
- Corn: 2.85 Base Acres with a PLC Yield of 112
- 18.93 acres of CRP in CP21 paying \$322.03 per acre or \$6,096.03 annually through 2024
- 8.05 acres of CRP in CP42 paying \$267.00 per acre or \$2,149.00 annually through 2026
- 12.59 acres of CRP in CP27 paying \$324.70 per acre or \$4,088.00 annually through 2029

\*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.

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