

81.000

ACRES
M/L

WARREN COUNTY, IOWA



AGENT:
Mike Nelson
641.223.2300
MikeNelson@PeoplesCompany.com



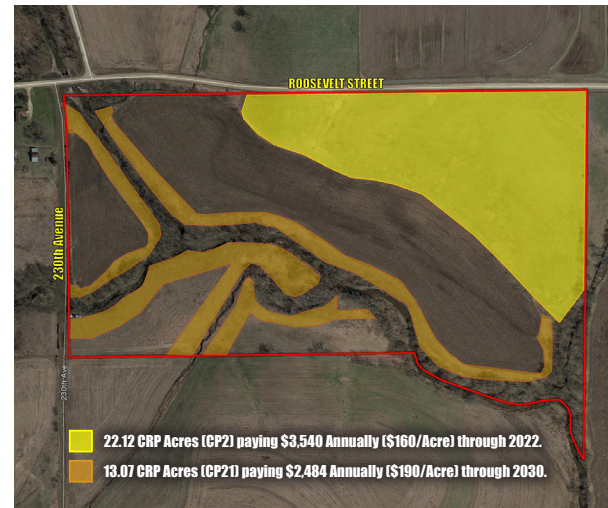
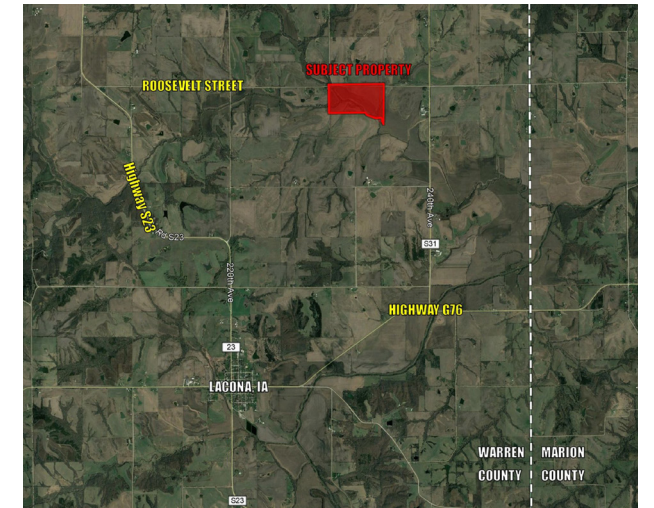
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Peoples Company is proud to offer this combination farm near Lacona, Iowa! Property consists of 81 acres m/l with 68.74 FSA cropland Acres of which 27.13 acres are currently in row crop production carrying a tillable CSR2 rating of 83.4. The property also includes 22.12 acres in a CRP contract until October 2022 with an annual payment of \$3,540 and 13.07 acres in a CRP contract until 2028 with an annual payment of \$2,484. The balance of the property consists of timbered creek bottom ground and 6.42 acres of expired CRP that could

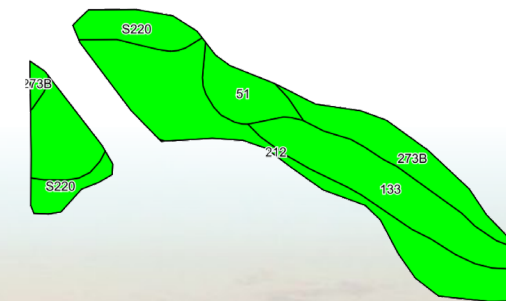
be farmed or used for a food plot. The combination of row crops, CRP, and creek bottom provide great hunting opportunities for deer, pheasants, and other small game. Farm is located just north of Lacona, Iowa along Roosevelt Street in Section 11 of White Breast Township.

**Property does contain two small grain bins that are not operative and will be sold "as-is, where is" in there current condition. Seller will make no effort to restore grain bins to working condition.*



Directions -
 From Lacona, IA: Travel north on Highway S23 for 1.5 miles before turning right on 220th Avenue. Continue traveling north on 220th Avenue for 1.5 miles before turning right on Roosevelt Street. Travel east on Roosevelt Street for 1 mile and the farm will be located on the south side of the road. Look for Peoples Company Signs.

Farm Details -
 FSA Cropland Acres: 68.74 Acres
 Corn Base: 23.8 Acres with a PLC Yield of 89



Tillable Soils Map -

| Code | Soil Description | Acres | Percent of Field | Legend | CSR2 |
|------------------|--------------------|-------|------------------|--|------|
| 212 | Kennebec silt loam | 11.56 | 42.6% | | 88 |
| 133 | Colo silty loam | 6.10 | 22.5% | | 78 |
| 273B | Olmitz loam | 4.02 | 14.8% | | 89 |
| S220 | Nodaway silt loam | 3.19 | 11.8% | | 77 |
| 51 | Vesser silt loam | 2.26 | 8.3% | | 74 |
| Weighted Average | | | | | 83.4 |

81 ACRES M/L AVAILABLE

WARREN COUNTY, IOWA

PRICE: \$386,775 | PRICE PER ACRE: \$4,775

NET TAXES: \$1,772

Roosevelt Street and 230th Avenue | Lacona, IA 50139

Listing #15226 | PeoplesCompany.com





12119 Stratford Drive
Suite B
Clive, Iowa 50325

PeoplesCompany.com
Listing #15226

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