

81.00 ACRES
M/L
WARREN COUNTY, IOWA



AGENT:
Mike Nelson
641.223.2300
MikeNelson@PeoplesCompany.com



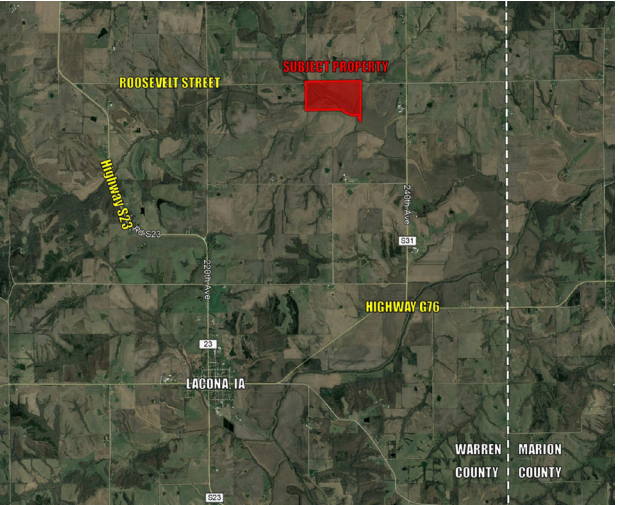
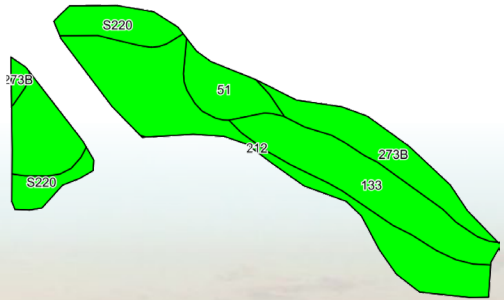
PeoplesCompany.com



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: \$402,975 | PRICE PER ACRE: \$4,975
NET TAXES: \$1,772

Roosevelt Street and 230th Avenue | Lacona, IA 50139
Listing #15226 | PeoplesCompany.com





12119 Stratford Drive
Suite B
Clive, Iowa 50325

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