



WARREN COUNTY
Iowa

Old Post PROPERTIES

FARMLAND
HUNTING
RECREATIONAL

131

Acres
M/L
LAND AVAILABLE



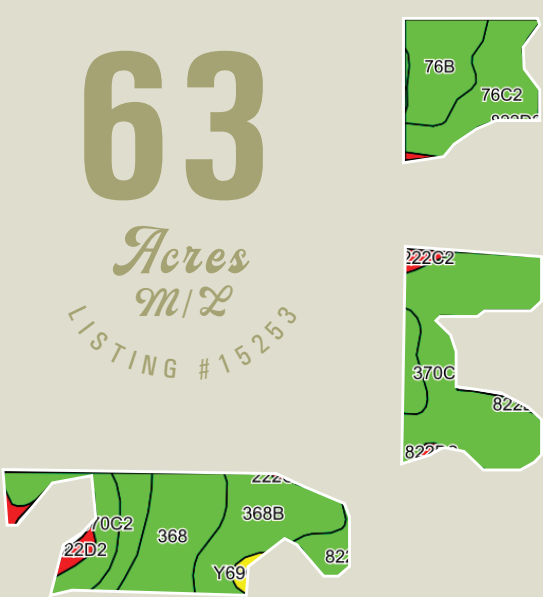
PEOPLES COMPANY IS PLEASED TO OFFER 131 TOTAL ACRES M/L, AS TWO SEPARATE TRACTS, IN SOUTHERN WARREN COUNTY, IOWA. Take advantage of this rare opportunity for recreational, hunting, and highly tillable land in New Virginia, Iowa. Please contact one of the listing agents for more information on these properties.

Farm Details

FSA Cropland Acres: 99.46
Corn Base: 74.66 Acres
with a PLC Yield of 130

Soybean Base: 17.59 Acres
with a PLC Yield of 41
Wheat Base: 3.23 Acres
with a PLC Yield of 32

*Final acre amount is subject to survey, which is to be completed prior to closing. FSA Cropland and Base Acres to be reconstituted by the Warren County FSA Office after the sale.



Tract One Details LISTING #15253

This property offers exceptional hunting and recreational land. It consists of 63 acres m/l with 22.87 tillable acres currently in corn and soybean rotation, carrying a strong CSR2 value of 80.7. This property also has an extensive amount of whitetail history associated with it. Multiple herds of mature deer call this property home.

Two accesses are available to this property off of Quebec Street to the north and 80th Avenue to the west, providing the opportunity to hunt multiple winds and stands.

This property has a nice building site in the southwest corner of the property for those who are looking to build. It is tough to find combination farms in Warren County that truly have it all.

Tillable Soils

Code	Soil Description	Acres	% of Field	CSR2
370C2	Sharpsburg silty clay loam	7.92	34.6%	80 ●
368B	Macksburg silty clay loam	4.91	21.5%	89 ●
76C2	Ladoga silt loam	3.62	15.8%	75 ●
368	Macksburg silty clay loam	2.95	12.9%	93 ●
76B	Ladoga silt loam	2.35	10.3%	86 ●
822D2	Lamoni silty clay loam	0.61	2.7%	10 ●
222C2	Clarinda silty clay loam	0.31	1.4%	28 ●
Y69C2	Clearfield silty clay loam	0.20	0.9%	56 ●
Weighted Average				80.7

Net Taxes: \$1,413.48
CSR2: 80.70

Price: \$315,000
Price per Acre: \$5,000





Tract Two Details LISTING #15255

This property consists of 68 acres m/l of highly tillable farmland with approximately 62.58 acres in crop production, carrying a CSR2 value of 86.6. The primary soil types on this farm are highly desirable, being Macksburg silty clay loam and Sharpsburg silty clay loam with slopes between 0 and 9%.

This farm would be desirable to all sorts of buyers, including operators looking to add on to an existing operation or an investor looking to diversity their investment portfolio. This property also would be a great spot for building sites along 80th Avenue on the west boundary line, with beautiful views in all directions.

This farm also offers an exceptional opportunity to hunt mature whitetail bucks and turkeys — there is a lot of hunting history on this farm. A+ farms are hard to come by in Warren County and this is one of them.

Net Taxes: \$1,657.88

Price: \$646,000

CSR2: 86.60

Price per Acre: \$9,500

Directions

From Indianola, Iowa: Head west on Highway 92 for 4.5 miles. Turn left and head south for 2.3 miles on Highway R57. Turn right and continue south of Highway R57 until you hit the 80th Avenue gravel. The property will be on the east side of 80th Avenue.

From New Virginia, Iowa: Head east on Highway G76 for 4.3 miles. Turn left onto 80th Avenue and head north for 3.8 miles. The property will be on the east side of 80th Avenue.

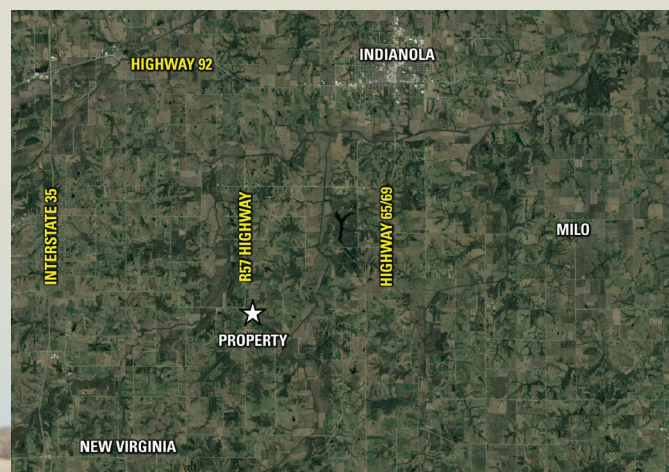
Look for Peoples Company signs!

68
Acres
m/l
LISTING #15255



Tillable Soils

Code	Soil Description	Acres	% of Field	CSR2
368B	Macksburg silty clay loam	27.86	44.5%	89 ●
368	Macksburg silty clay loam	25.85	41.3%	93 ●
370C2	Sharpsburg silty clay loam	4.45	7.1%	80 ●
222C2	Clarinda silty clay loam	3.08	4.9%	28 ●
76B	Ladoga silt loam	0.77	1.2%	86 ●
76C2	Ladoga silt loam	0.30	0.5%	75 ●
822D2	Lamoni silty clay loam	0.27	0.4%	10 ●
Weighted Average				86.6





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LISTINGS #15253 + #15255



Please contact one of the listing agents for
more information on these properties:

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WARREN COUNTY
Iowa

Land Available