

LISTING #15363

100 ACRES M/L  
PC

## WARREN COUNTY

IA


**PC PEOPLES**  
 COMPANY  
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Presenting 100 acres m/l in Warren County, Iowa. This farm is suitable for just about any use including recreation, row crop production, or a building site location. The property includes approximately 73.35 acres currently in row crop production. The farm stretches back to the center of the section crossing timber lined ditches loaded with wildlife of all manner. This property does qualify for CRP, please reach out to listing agent for additional information. It is conveniently located on hard surface road, just west of Lacona.

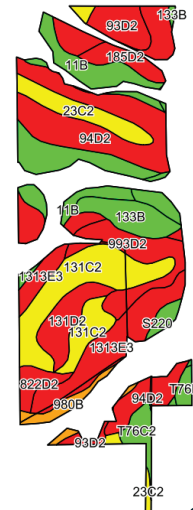
**Net Taxes:** \$1,386.00  
**CSR2:** 43.80  
**Price:** \$410,000

**Directions:** This property is located a half mile west of Lacona on the north side of the road. Look for Peoples Company signs.

## TILLABLE SOILS

PEOPLES COMPANY.COM | LISTING #15363

Code	Soil Description	Acres	% of Field	CSR2
94D2	Mystic-Caleb complex	12.60	17.2%	25 ●
131C2	Pershing silt loam	10.04	13.7%	62 ●
1313E3	Munterville soils	9.94	13.6%	16 ●
11B	Coly-Ely silty clay loams	9.68	13.2%	83 ●
993D2	Armstrong-Gara loams	4.89	6.7%	23 ●
93D2	Adair-Shelby clay loams	4.41	6.0%	23 ●
23C2	Arispe silty clay loam	4.04	5.5%	62 ●
185D2	Bauer silt loam	3.69	5.0%	15 ●
133B	Colo silty clay loam, dissected till plain	3.44	4.7%	74 ●
131D2	Pershing silt loam, heavy till	3.33	4.5%	37 ●
S220	Nodaway silt loam, heavy till	1.91	2.6%	77 ●
980B	Gullied land-Ely-Colo, occasionally flooded, complex	1.59	2.2%	42 ●
T76C2	Ladoga silt loam, benches	1.59	2.2%	78 ●
822D2	Lamoni silty clay loam	1.50	2.0%	10 ●
T76B	Ladoga silt loam, benches	0.70	1.0%	86 ●
<b>Weighted Average:</b>				<b>43.8</b>



**For more Information:**  
 Visit PeoplesCompany.com  
 (Listing #15363) to learn  
 more about this property.

An additional 75.37 acres  
 m/l of adjacent land is  
 available. Contact a listing  
 agent to learn more.

f t i n e CONTACT

**ADAM CURRAN**

641.203.2931

Adam@PeoplesCompany.com

**KENNY HERRING, ALC**

515.783.8718

Kenny@PeoplesCompany.com

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.