



# VALLEY VIEW

HERITAGE FARM

EST 1860

WARREN COUNTY, IOWA

LAND FOR SALE

**257 TOTAL ACRES M/L**

OFFERED AS 2 LISTINGS

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## FARM HISTORY

FAMILY OWNED FOR OVER 150 YEARS!

**THE ACRES THAT REMAIN FROM THE ORIGINAL 3,200 ACRE FARM WILL BE OFFERED FOR SALE FOR THE FIRST TIME IN 156 YEARS!**

In 2015, this farm was recognized by The Iowa Farm Bureau as a Heritage Farm and was featured as a historic landmark along "The Don Berry Trail" by Don Berry himself, a life long county resident and publisher of what is now known as the Record Herald and Indianola Tribune. In 1983, descendants Roy & Betty Ogle officially certified and adopted the farm name of Valley View Farm.

This breathtaking panorama of the Squaw Creek Valley is known as Ogle's Overlook. Early pioneer Harrison Ogle owned over 3200 acres of this land in the 1860's. The valley looks much the same today as it did when Don Berry took this photo in 1968. Like many of the early settlers in this country, the Ogle family has continued to live and farm this beautiful valley carrying on the spirit of our pioneer heritage. -Don Berry Trail, Scenic and Historic Driving Tour of Warren County, Iowa.



Picture of Ogle's Overlook - 1968

LISTING #15447 | PRICE \$1,215,500

### 186.18 ACRES M/L

150TH AVENUE, WARREN COUNTY, IOWA



Over the years, The Ogle family has enjoyed the property while making many improvements including tile drainage, terracing, and exterior/interior fencing to name a few. Features of this amazing property include mature hardwood timber, a nice pond, well fenced pasture acres, and approximately 122.5 m/l tillable acres in a corn and soybean rotation (contact agent Kenny Herring for lease information). The tillable acres are well tiled and carry a weighted average CSR2 of 75.8. Also included is a 2 bedroom with accompanying outbuildings.

Farm Details:

FSA Cropland Acres: 122.87

Corn: 86.5 base acres with a PLC Yield of 104

Soybeans: 36.1 base acres with a PLC Yield of 44

LISTING #15449 | PRICE \$455,000

### 70.82 ACRES M/L

150TH AVENUE, WARREN COUNTY, IOWA



The property includes 23.84 acre of CRP with an annual payment of \$5,838, a nice pond, timber and pasture acres. Multiple wonderful building site locations. Wildlife abound. This incredible property is located in Section 10 and 15 of Squaw Creek Township, South of Indianola, Iowa.

Farm Details: Pending Reconstitution by the Warren County FSA

14.40 acres CRP CP38E-2 with a rental rate per acre of \$248.58 expiring 2022

9.40 acres CRP CP9 with a rental rate per acre of \$239.28 expiring 2021

Directions from Indianola: Take Highway 65/69 South approximately 10 miles to Sherman Street. Take Sherman Street west to 105th Avenue. Go South on 105th Avenue to property.

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