

LISTING #15624-7
PeoplesCompany.com

FARMLAND
560.44
total acres
FOR  SALE

FOUR TRACTS
Highly desirable farms

**POLK &
WARREN
COUNTIES**

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**CARLISLE
IOWA**

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Daran@PeoplesCompany.com

Peoples Company is proud to offer this rare opportunity to purchase multiple highly desirable tillable and recreational farms in Carlisle, Iowa. These four tracts, totaling 560.44 acres m/l, are situated in Warren and Polk counties with close proximity to the Des Moines Metro. These farms would be great add-ons to an existing operation or a great addition to your land investment portfolio. Multiple grain marketing options are within close proximity to all offerings, with Heartland Co-op's Avon location being only a few short miles away. The farms are rented for 2021 and can be made available to you for the 2022 crop year.

TRACT 1



This tract consists of 27 acres m/l, 26 of which being tillable and carrying a weighted average CSR2 of 92.1. High quality soil types consist of Nevin and Bremer silty clay loam. This farm is located in Section 1 of Allen Township in Warren County, Iowa.

PRICE: \$250,068

PRICE PER ACRE: \$9,262

TILLABLE SOILS

Code	Soil Description	Acres	% of Field	CSR2
88	Nevin silty clay loam, 0-2% slopes	23.10	88.8%	95
54	Zook silty clay loam, 0-2% slopes	2.06	7.9%	67
43	Bremer silty clay loam, 0-2% slopes	0.84	3.2%	74
Weighted Average:				92.1



TRACT 2



This tract consists of 202 acres m/l, 155.1 of which being tillable and carrying a weighted average CSR2 of 78.3. High quality soil types consist of Nodaway silt loam, Klum fine sandy loam and Colo silty clay loam. The slough in the center of this tract provides an excellent opportunity for waterfowl hunting. This farm is located in Section 22 and 27 of Allen Township in Polk County, Iowa.

PRICE: \$1,275,236

PRICE PER ACRE: 6,313

TILLABLE SOILS

Code	Soil Description	Acres	% of Field	CSR2
220	Nodaway silt loam, 0-2% slopes	106.72	68.8%	82
208	Klum fine sandy loam, 0-2% slopes	30.11	19.4%	70
133	Colo silty clay loam, deep loess, 0-2% slopes	11.09	7.2%	78
108	Wadena loam, 0-2% slopes	6.69	4.3%	56
96	Turlin loam, 0-2% slopes	0.49	0.3%	89
Weighted Average:				78.3

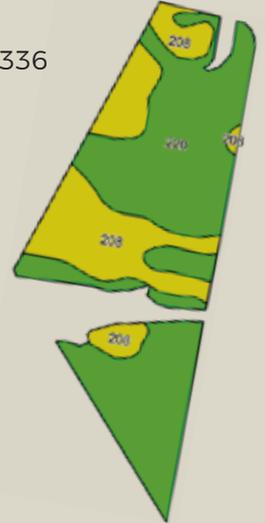


TRACT 3



This tract consists of 89.06 acres m/l, 79.67 of which being tillable and carrying a weighted average CSR2 of 78.1. High quality soil types consist of Nodaway silt loam and Klum fine sandy loam. The property would be a great candidate for a billboard, being that it has a large amount of Highway 65 frontage. This farm is located in Section 21 and 28 of Allen Township in Polk County, Iowa.

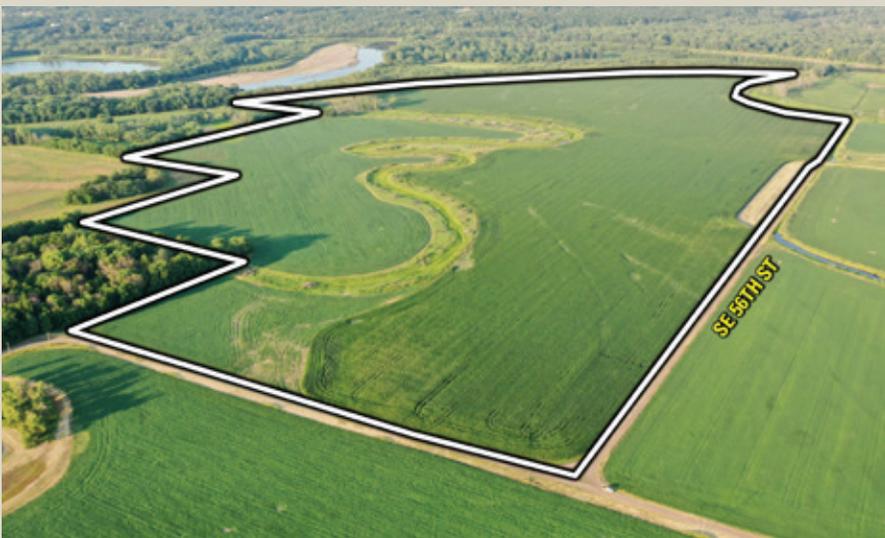
PRICE: \$653,333
PRICE PER ACRE: 7,336



TILLABLE SOILS

Code	Soil Description	Acres	% of Field	CSR2
220	Nodaway silt loam, 0-2% slopes	54.10	67.9%	82
208	Klum fine sandy loam, 0-2% slopes	25.57	32.1%	70
Weighted Average:				78.1

TRACT 4



This tract consists of 242 acres m/l, 200.48 of which being tillable and carrying a weighted average CSR2 of 79.2. High quality soil types consist of Nodaway silt loam and Klum fine sandy loam. This farm is located in Section 21 and 22 of Allen Township in Polk County, Iowa.

PRICE: \$1,667,191
PRICE PER ACRE: 6,878



TILLABLE SOILS

Code	Soil Description	Acres	% of Field	CSR2
220	Nodaway silt loam, 0-2% slopes	152	75.8%	82
208	Klum fine sandy loam, 0-2% slopes	44.90	22.4%	70
133	Colo silty clay loam, deep loess, 0-2% slopes	3.58	1.8%	78
Weighted Average:				79.2

113 W. SALEM AVENUE
INDIANOLA, IOWA 50125



**LISTING #15624, #15625,
#15626, & #15627**

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TRACT 1



TRACT 2



TRACT 3



TRACT 4



LAND AVAILABLE