

Farmland Available
Warren County

36.73
Acres M/L

Keaton Dreher

515.650.1276

Keaton@PeoplesCompany.com

Listing #15932

Warren County



Price

\$469,690

Price/Acre

\$13,000

Net Taxes

\$759.00

Keokuk St. Prole, IA 50229



About the Farm

Peoples Company is pleased to offer 36.13 acres m/l of tillable farmland with excellent future building opportunities with incredible views overlooking the rolling hills of Warren County. Primary soil types include sharpsburg silty clay loam and nira silty clay loam across the 32.09 FSA tillable acres with a CSR2 of 64.4. This property is situated just south of Martensdale, Iowa on Keokuk St. in sections 27 and 34 of Jefferson Township. There is 4-inch tile across the property to enhance drainage and prevent soil erosion. The farm lease has been terminated and will be open for the 2022 growing season. Additional land available.

Keaton Dreher

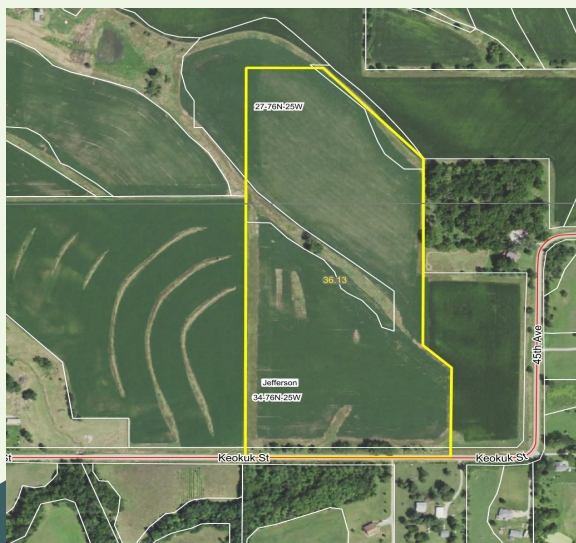
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Directions

From Martensdale, Iowa: Travel east on Highway 92 for .5 miles. Turn right (south) onto Highway R45 for approximately 1.3 miles. Turn left (east) onto Keokuk Street for approximately .3 miles and the property will be located on the north side of the road.



Fsa Cropland Acres: 32.09

CSR₂: 64.4

Corn: 13.31 Base Acres with a PLC Yield of 105

Soybeans: 10.36 Base Acres with a PLC Yield of 38

Oats: 1.91 Base Acres with a PLC Yield of 42

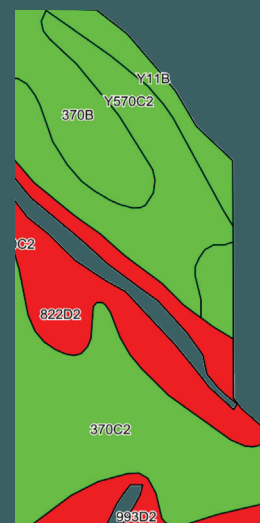
* Farm program information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted when the farm is reconstituted by the Warren County FSA office.

**The soil maps are based on county FSA information and may vary from the current farming operation.

Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR ₂
370C2	Sharpsburg silty clay loam	11.35	35.4%		80
Y570C2	Nira silty clay loam	6.90	21.5%		81
822D2	Lamoni silty clay loam	6.33	19.7%		10
370B	Sharpsburg silty clay loam	3.82	11.9%		91
993D2	Armstrong-Gara loams	1.87	5.8%		23
Y11B	Colo	1.82	5.7%		80

Weighted Average 64.4



36.13
Acres M/L

Warren County

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Contact: Keaton Dreher | 515.650.1276 | Keaton@PeoplesCompany.com

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