

Land Available WARREN COUNTY



#16213 | 40 ACRES M/L

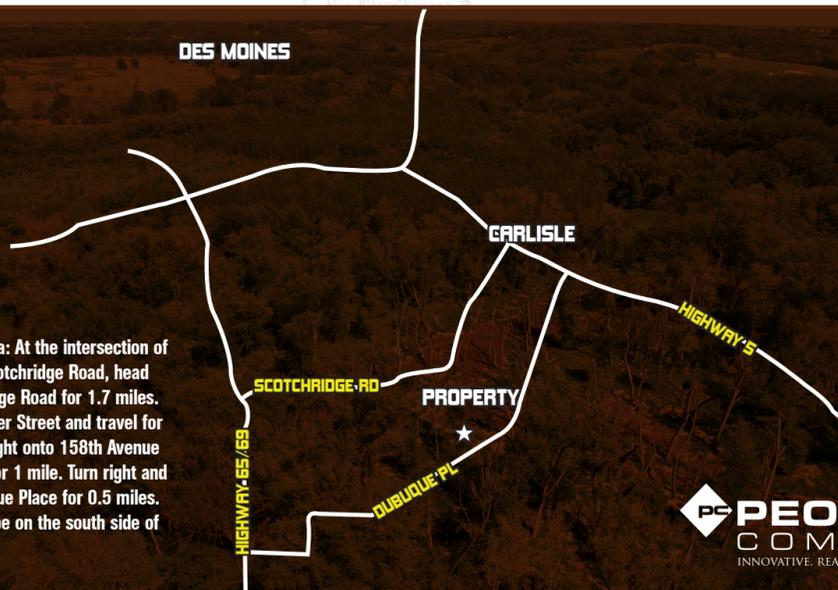
#16214 | 56.50 ACRES M/L

#16215 | 27 ACRES M/L

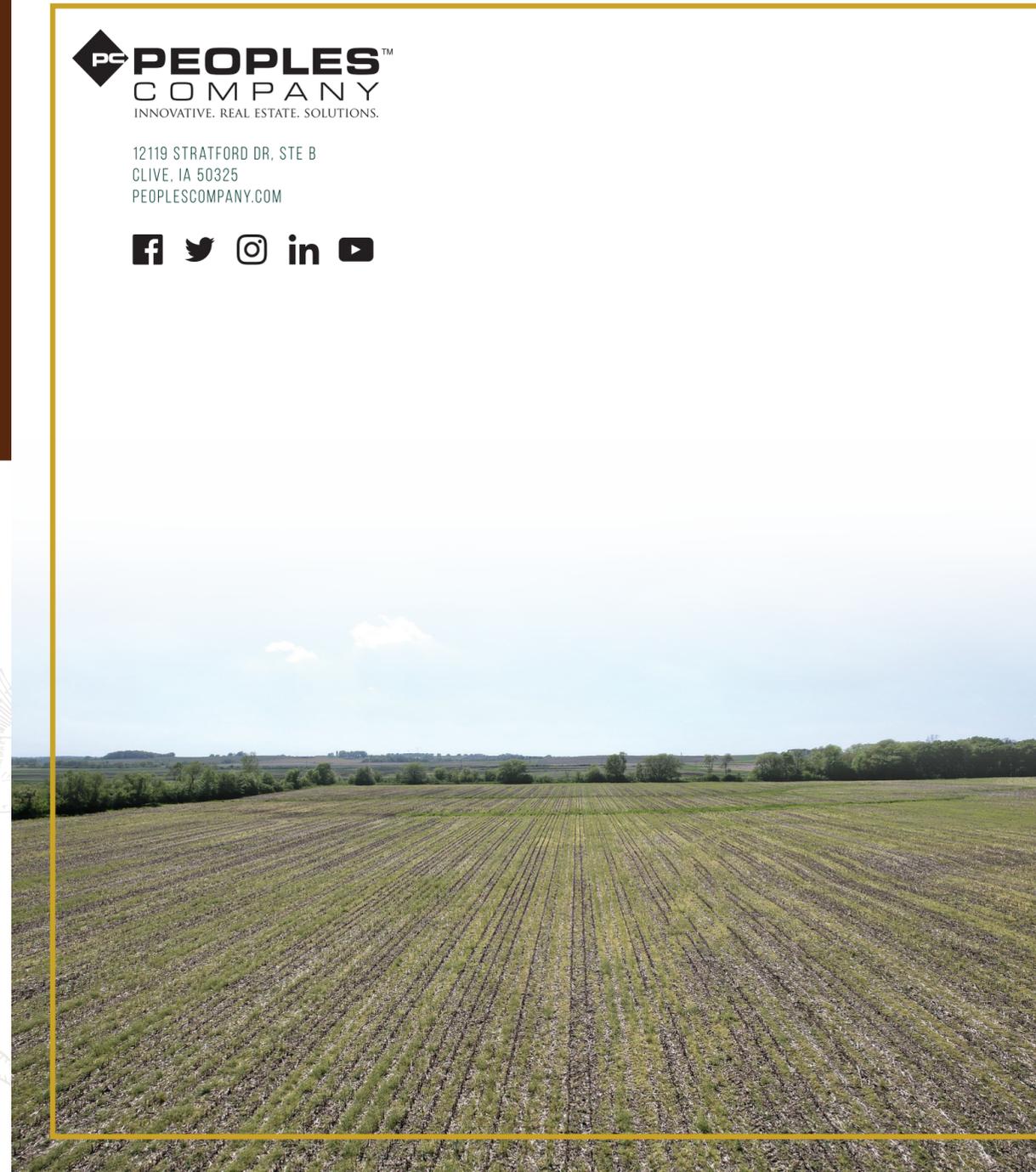


Directions

From Carlisle, Iowa: At the intersection of Highway 5 and Scotchridge Road, head south of Scotchridge Road for 1.7 miles. Turn left onto Carter Street and travel for 0.3 miles. Keep right onto 158th Avenue and travel south for 1 mile. Turn right and go west on Dubuque Place for 0.5 miles. The property will be on the south side of Dubuque Place.



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Offered in 3 Separate Listings

#16213 | 40 ACRES M/L

#16214 | 56.50 ACRES M/L

#16215 | 27 ACRES M/L

Great Recreational and Hunting Sites!



#16213 | 40 ACRES M/L



Price
\$189,000



Peoples Company is pleased to offer an affordable recreational farm within ten minutes of the Des Moines Metro on this 40 acres m/l in Carlisle, Iowa. The property consists of mature hardwoods, watering holes, briars, and pothole sloughs. The diverse cover, food, and watering sources guarantee a haven for whitetail and turkey during all times of the year. Multiple stand locations and potential food plot areas are present, allowing a new buyer to hunt multiple winds and setups to maximize their opportunities in the fall. Neighboring properties also have characteristics that further solidify this tract as an excellent hunting farm.

The sloughs make a secluded and great spot for duck hunting, in addition to holding a surprisingly strong amount of Canadian geese in the fall. Turkey hunting on this farm is excellent, given the large amount of cover, roost trees, and open areas adjoining this property. Don't hesitate on this property - it will not last long!



For more information, photos, maps, and aerial drone video please visit our website.

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Peoples Company is pleased to offer this rare recreational tract with a building site, just south of Scotchridge Road in Carlisle, Iowa! This parcel consists of 56.5 acres m/l and is comprised of predominantly wetland grasses, pothole sloughs, and a 3 acre building site. The property is currently home to a large number of game birds and animals native to Iowa including ducks, geese, and pheasant. This property would make a unique executive building site situation that would offer unlimited recreational opportunities through hunting, camping, riding horses, ATV's and birdwatching. This property is located in a very nice setting with views of the North River bottom and endless state-owned recreational land. Rural water and electric are available through Warren Rural Water and Mid-American electric. Utilities will need to be extended from the north to service this parcel. Take advantage of this highly unique opportunity today!



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#16214 | 56.50 ACRES M/L



Price
\$395,500

#16215 | 27 ACRES M/L



Price
\$405,000



Peoples Company is pleased to offer this rare tillable farmland offering with building site potential just south of Scotchridge Road in Carlisle, Iowa! This farm consists of 27 acres m/l with an estimated 26.33 FSA tillable acres, carrying a CSR2 value of 83.9. Primary soil types include Eli, Bremer, and Judson silty clay loams. Multiple competing grain markets are located within close proximity to this farm through Avon and Indianola Heartland Co-

op locations. The farm is rented for the 2022 crop year and will be sold subject to tenant's rights. This property would make an excellent candidate for those looking to add-on to an existing operation, those looking to build on an acreage style setting with no covenants or deed restrictions, or a smart choice for an investor looking to diversify their portfolio. Rural water and electric are available to the site - water will need to be extended approximately 0.25 miles south to service this parcel. This property is an excellent opportunity no matter which way you look at it and is located within an area where land rarely comes for sale - take advantage of this opportunity today!

Tillable Soils

| Code | Soil Description | Acres | % of Field | Legend | CSR2 |
|--------------------------|--------------------------|-------|------------|--------|-------------|
| Y428B | Ely silty clay loam | 11.51 | 43.7% | | 88 |
| 8B | Judson silty clay loam | 7.07 | 26.9% | | 93 |
| 43 | Bremer silty clay loam | 4.24 | 16.1% | | 74 |
| 120D2 | Tama silty clay loam | 3.09 | 11.7% | | 62 |
| Y11B | Colo-Ely silty clay loam | 0.42 | 1.6% | | 80 |
| Weighted Average: | | | | | 83.9 |

For more information visit PEOPLESCOMPANY.COM