

*Recreational Land*  
**WARREN COUNTY**

ACRES

**80**

M/L



JAKE SICKELS | 515.681.2103  
Jake@PeoplesCompany.com

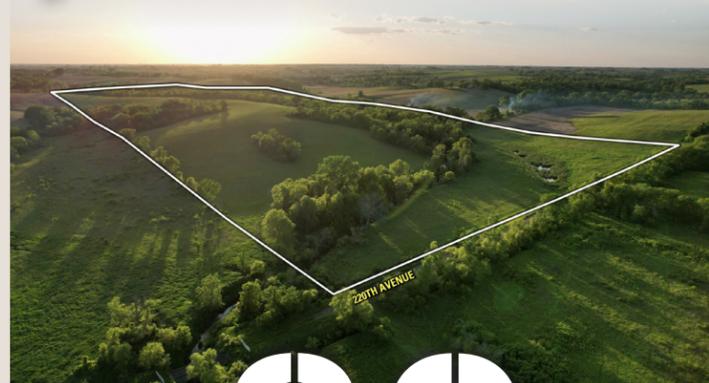
50<sup>TH</sup> ANNIVERSARY  
**PC PEOPLES<sup>TM</sup>**  
**COMPANY**  
INNOVATIVE. REAL ESTATE. SOLUTIONS.

JOHN HUTCHCROFT | 515.321.5970  
JohnH@PeoplesCompany.com

# Recreational Land WARREN COUNTY Available

Hunting tracts in Warren County have been few and far between - Peoples Company is pleased to present 80 acres m/l of prime recreational land just southeast of Milo, Iowa. This farm is located on 220th Avenue, just a few miles south of Highway G58. This farm has a wide variety of nice attributes that make it a viable option for those currently looking for an above average recreational tract. This farm is home to a large population of whitetail deer and turkey. Whether you are looking for great early and mid-season rut activity, late season muzzleloader opportunities or dynamite spring turkey hunting, this farm has the potential to do it all.

The farm consists of 42.58 FSA tillable acres, carrying a CSR2 of 45.6. The majority of these acres are currently in hay production and 7.5 acres currently in CRP with an annual payment of \$1,602, expiring in 2022. The balance of this farm is made up of hardwood timber, thick cedar cover bordering mature timber, 3 ponds, and potholes, deer browse, hardwood regeneration, secluded access that does not disturb core areas when entering and exiting the farm, and multiple areas for food plots, tower blinds, treestands. There is a Missouri style crossing over Buck Creek that flows through the property, making access with farm equipment and ATV's easy. The seller on this tract is willing to give a new buyer early possession of the property.



ACRES **80** M/L



SCAN THE QR CODE TO VIEW  
THIS LISTING ONLINE OR VISIT  
[PEOPLES COMPANY.COM](http://PEOPLES COMPANY.COM)  
LISTING #16233



## DIRECTIONS

220th Avenue | Milo, IA 50166

From Milo, Iowa: Head east on Highway G58 for 2.9 miles. Turn right onto 220th Avenue and go south for 2.3 miles. The property will be on the west side of 220th Avenue.

PRICE \$424,000

NET TAXES \$820

## TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	CSR2
S54	Zook silty clay loam	10.11	23.7%		68
23C2	Arispe silty clay loam	7.89	18.5%		62
1313F	Munterville silt loam	7.80	18.3%		5
428B	Ely silty clay loam	4.02	9.4%		87
980B	Gullied land-Ely-Colo	3.78	8.9%		42
1313E	Munterville silt loam	3.42	8.0%		25
S792D2	Armstrong loam	2.39	5.6%		9
993D2	Armstrong-Gara loams	2.28	5.4%		23
273B	Olmitz loam	0.54	1.3%		89
Weighted Average					45.6



JAKE SICKELS | 515.681.2103  
Jake@PeoplesCompany.com

JOHN HUTCHCROFT | 515.321.5970  
JohnH@PeoplesCompany.com





12119 Stratford Drive, Suite B  
Clive, IA 50325



**JAKE SICKELS | 515.681.2103**  
[Jake@PeoplesCompany.com](mailto:Jake@PeoplesCompany.com)

**JOHN HUTCHCROFT | 515.321.5970**  
[JohnH@PeoplesCompany.com](mailto:JohnH@PeoplesCompany.com)

*Recreational Land*  
**WARREN COUNTY**  
**80**  
**ACRES M/L**

