

WARREN COUNTY

Cleveland Street, Carlisle, Iowa 50047

ACRES

101.66 M/L

ASKING PRICE

\$1,045,000

PRICE PER ACRE

\$10,279

ABOUT

Take a look at this fantastic opportunity to buy top quality Warren County farmland with development potential! This 101.66 acre m/l tract is located just a few short miles from Carlisle, IA. This farm would make a great addition to your current farming operation with 76.36 tillable acres carrying a CSR2 of 68.4. If you are looking for development ground the 101.66 acres is already platted into Green Ridge Subdivision with 10 lots varying from 3.13 acres to 15.22 acres in size. It is the responsibility of the buyer to get exact hook-up fees for utilities. Conveniently located just 10 minutes southeast of Des Moines, IA and with easy access to Hwy 5. Contact the listing agent today to schedule a showing!

DIRECTIONS

From the intersection of Scotch Ridge Road and Highway 5 in Carlisle, IA head east. After 0.75 miles turn right (south) onto 165th Place. In 1.5 miles you will turn left (east) onto Clark St. Once across the bridge after 0.15 miles turn left onto Cleveland Street. After nearly 0.25 mile the driveway back to the farm will be on the left hand side.

**CONTACT THE LISTING
AGENT TODAY TO
SCHEDULE A SHOWING!**

Daran Becker 515.979.3498

Daran@PeoplesCompany.com



PeoplesCompany.com | #16301

LISTING #16301



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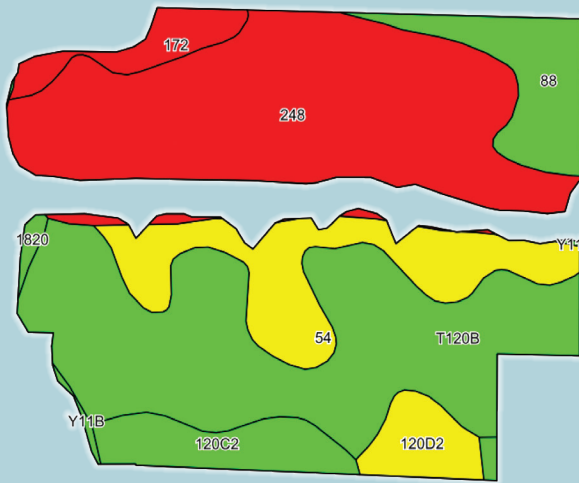


WARREN COUNTY

LEGAL

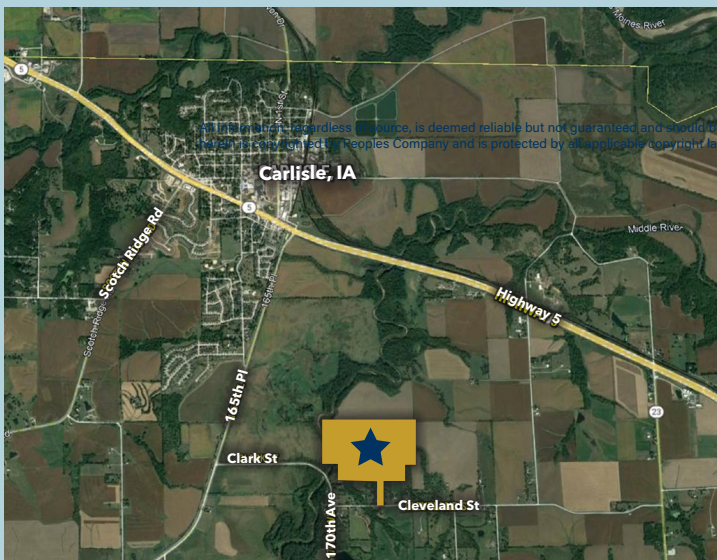
101.66 acres m/l of the Greenridge Subdivision Plot all in Section 14 Township 77N Range 23W. *Exact legal description to be taken from Abstract.*

TILLABLE SOILS MAP



Code	Soil Description	Acres	Percent	Legend	CSR2
248	Wabash silty clay loam	26.09	34.2%		38
T120B	Tama silty clay loam	25.36	33.2%		95
54	Zook silty clay loam	9.58	12.5%		67
88	Nevin silty clay loam	5.15	6.7%		95
120C2	Tama silty clay loam	4.36	5.7%		87
120D2	Tama silty clay loam	2.72	3.6%		62
172	Wabash silty clay	2.50	3.3%		38
1820	Dockery-Quiver silt loams	0.38	0.5%		87
Y11B	Colo	0.22	0.3%		80

Weighted Average 68.4



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