

# Warren County

**52.91**  
*acres* M/L

Pierce Street, Indianola, IA 50125 | Price \$542,325 | Price Per Acre: \$10,250 | Listing #16303

## About

The slate is wide open for this 52.91 acres m/l located southwest of Indianola, IA, just off county highway R57. The farm has 39.8 FSA tillable acres with an average CSR2 of 66.4. The primary soil types are Macksberg, Ladoga, and Armstrong. This tract consists of an older expired CRP Contact, but with a little clean-up, the acres can be brought back into production.

If you are looking to build your dream home this property is just a short distance off of R57 and within the Indianola School District. There is an excellent pond site and plenty of deer and turkey crossing through the back side of the farm providing ample recreational opportunities. This is a great farm with tons of upside potential. Call the listing agent for your showing today!



## Contact

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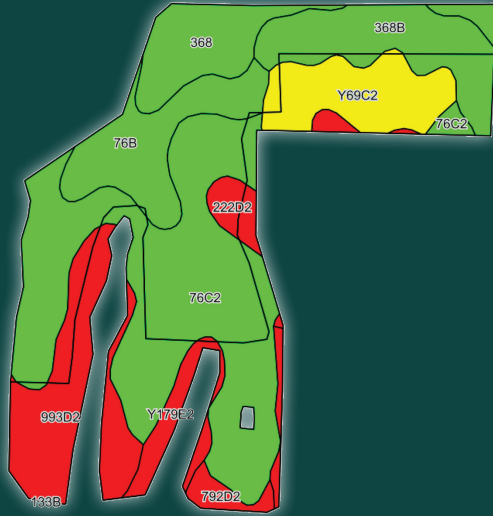


## Directions

From the intersection of Highway 65 and 92 in Indianola, IA, head west on Highway 92. In 4.5 miles turn left (south) onto County Road R57. After 2.25 miles turn right and continue on Highway R57. After 4 miles turn left onto Pierce Street. The farm will be on the right in 0.25 miles.



# Tillable Soils Map



Code	Soil Description	Acres	Percent	Legend	CSR2
76C2	Ladoga silt loam	15.61	39.2%		75
993D2	Armstrong Gara loam	5.15	12.9%		23
368B	Macksburg silty clay loam	4.51	11.3%		89
76B	Ladoga silt loam	4.09	10.3%		86
Y69C2	Clearfield silty clay loam	3.71	9.3%		56
368	Macksburg silty clay loam	3.43	8.6%		93
Y179E2	Gara loam, dissected till plain	1.59	4.0%		32
222D2	Clarinda silty clay loam	1.09	2.7%		17
792D2	Armstrong loam	0.62	1.6%		7

Weighted Average 66.4

## Legal

WHITE OAK ACRES LOT 13, 14, and 15, part of the SW 1/4 of Section 29 Township 75n Range 24W. Exact legal description to be taken from Abstract.

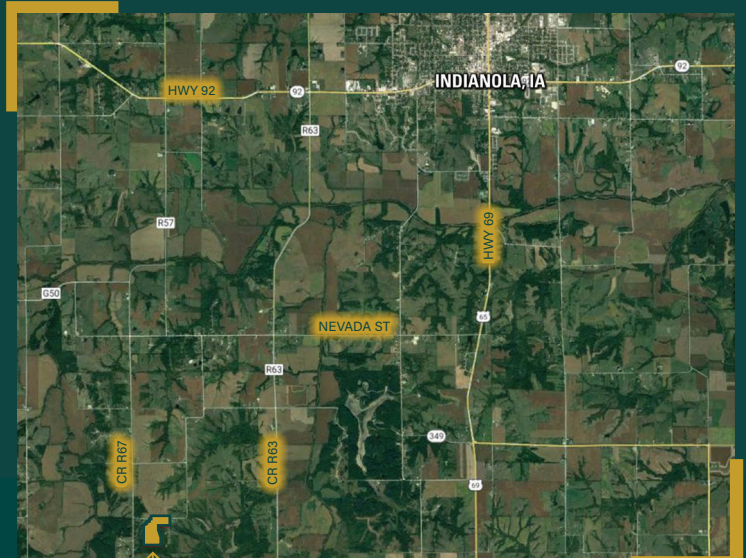
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Property located here

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