

71.94 acres m/l

Available Warren County Farmland

190th Avenue Lacona, IA 50139



Peoples Company is pleased to bring to you 71.94 acres m/l of prime Warren County farmland located just east of Liberty Center, Iowa. If you are looking for the ideal building site with excellent income and mature hardwood timber, come take a look at this property. The farm has 49.81 FSA cropland acres with 42.98 currently in row crop production and 6.83 acres enrolled in CRP. The farmed acres have a CSR2 of 66.8 with Grundy, Arispe, and Winterset being the primary soil types. The 6.83 acres of CRP are enrolled in CP4D paying \$122.37 per acre or \$836 annually until September 30th, 2030. The remaining 22 acres of this farm consist of mature hardwood timber and are loaded with whitetail deer and wild turkey. There are several excellent deer stand locations along the field border that are set up perfectly for hunting. Rural water is at the road and provided by Warren County Rural Water and electric also runs along the road and is provided by MidAmerican Energy. Please reach out to the listing agent for your private showing.

Directions

From Indianola, IA head south on Highway 69/65 for nearly 5 miles. Turn left heading east onto Highway 65 towards Milo. After 3.25 miles continue on Highway 65 South. In 5.5 miles turn left onto Tyler Street heading again east. In 3 miles turn north onto 190th Street. The property will be on the left-hand side in 1/3 of a mile.

\$620,500
Listing #16515

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