



**Warren
COUNTY**

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Land Available

Presenting 44.40 acres m/l Warren County, Iowa. Located South of Indianola and in the heart of Warren County lies this beautiful recreational property and deluxe building site. The property contains approximately 21 acres m/l in row crop production which have a weighted average CSR2 of 43.8. Tillable acres are cash rented for the 2023 crop season. The property includes three stocked fishing ponds loaded with bass, bluegill, and crappie. This property has some great recreational opportunities with numerous water sources and habitats surrounding the property. This tract of land is adjacent to the Rolling Thunder Prairie wildlife management area, a 282 acre native prairie with hiking trails, public hunting, and geocaching activities. The land is located in the Interstate 35 School District and within a 30 minute commute to the Des Moines metro area. Rural water provider is Warren Water District. Electrical provider is Alliant Energy. This is a perfect chance to build with no covenants. Whether you are an outdoor enthusiast, hobby farmer, or just looking for a playground close to the metro, this property is the perfect investment opportunity. Located east of New Virginia, IA on a quiet dead end road.

Directions

From I-35 take Exit 43 towards New Virginia/G76 Highway and go east. Follow G76 to the east to 73rd Avenue. Go north on 73rd Ave, the property is on the east side of 73rd Avenue.



Tillable Soils Map



Code	Soil Description	Acres	% of Field	Legend	CSR2
822D2	Lamoni silty clay loam	8.07	34.4%		10
76C2	Ladoga silt loam	4.40	18.8%		75
792D2	Armstrong loam	3.43	14.6%		7
370C2	Sharpsburg silty clay loam	1.83	7.8%		80
368	Macksburg silty clay loam	1.68	7.2%		93
368B	Macksburg silty clay loam	1.64	7.0%		89
370B	Sharpsburg silty clay loam	1.17	5.0%		91
Y179E2	Gara loam	1.09	4.6%		32
Y179F2	Gara loam	0.14	0.6%		16

Weighted Average CSR2 43.8