

WARREN COUNTY land available

40 ACRES M/L



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Listing #16859
PC PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS



Asking Price \$701,050

Peoples Company is excited to offer an excellent opportunity to buy top-quality Warren County farmland with unlimited building site and development potential! This 40.06 acres m/l is located less than 4 miles south of the Des Moines Metro and less than a 1/2 mile off Highway 65/69. It has proven development potential, situated on the east edge of Hawthorne Hills Subdivision but also offers privacy with only one access at the end of Delaware Street. The convenient location and scenic country views have an executive lot potential, but you may want to keep it all to yourself, the choice is yours. The 37.89 tillable acres are over 95% Sharpsburg soils and carry a CSR2 of 73.3. The tillable farmland is rented for the 2023 cropping season. Rental information is provided upon request.

Directions From the intersection of Highway 5 and Highway 65/69 head south on 65/69. After 3.7 miles Highway 65, turn east onto Delaware Street. Turn left to keep on Delaware Street and follow the right curve. Continue on the road for 1/2 mile until the gravel ends and the property will be on your right.

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