

# *Land Available* **POLK COUNTY, IA**

**TWO RECREATIONAL AND INCOME PRODUCING TRACTS**

**Listing #16982 | SE 64th Avenue, Carlisle, IA 50047**



**82.59 ACRES M/L**

**Listing #16983 | SE 64th Avenue, Carlisle, IA 50047**



**56.42 ACRES M/L**



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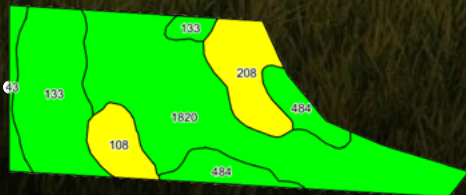


Peoples Company is pleased to present an excellent land opportunity in Polk County, Iowa - 139 acres m/l offered in two separate tracts, just off of the Des Moines River in Carlisle, Iowa. These tracts are located just east of the Des Moines Metro off of private and gated access from SE Army Post Road. Both farms feature attractive income production in addition to excellent recreational capabilities including; whitetail, turkey, waterfowl, and pheasant hunting, fishing, and kayaking. Both tracts have undergone extensive maintenance on the CRP acres in the Spring of 2023, making these farms turn-key and ready for you today.

The South Tract offers 82.59 acres m/l and is made up of 79.1 FSA tillable acres that are currently enrolled in Conservation Reserve Program CP23 with an annual payment of \$18,430.30. The tillable acres are highly productive and carry a CSR2 value of 80.5 - offering a new owner the ability to row crop these acres in the future. The balance of this tract consists of heavily wooded bottomland timber that holds a large population of whitetail and turkey. 5 acres on the southeast corner of the existing CRP have been approved by the Polk County FSA to be put into food plots, ensuring consistent opportunity for harvest throughout the long hunting season. Established food plots, treestand locations, mock scrapes, and trails are in place on this tract - making this farm turn-key for you to hunt this coming season. This farm is located in a sneaky good whitetail area and is sure to offer multiple opportunities for harvesting mature and healthy deer - check out the trail camera photos to see for yourself. A natural pinch point between the Des Moines and North River on this tract creates amazing rut activity and constricts deer movement to directly beneath multiple stand locations. Ample seclusion is provided by this tract given the private and very limited access to this area of the Des Moines River Bottom. This tract also holds one of the largest flocks of turkey that I have seen in Central Iowa - consistent harvest is nearly guaranteed. For a non-hunting Buyer, the Seller would be interested in leasing back the hunting rights on this tract for multiple years, offering even more return on investment for a new owner.

Properties that offer an attractive return on investment and offer great hunting are very rare in today's market of limited land opportunity - please contact the Listing Agent for more details or to schedule a showing. This farm is located in Sections 35 and 36 of Allen Township in Polk County, Iowa.

## Listing #16982 | SE 64th Avenue, Carlisle, IA 50047



Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2
1820	Dockery-Quiver silt loams	38.84	47.0%	●	87
133	Colo silty clay loam	18.81	22.8%	●	78
208	Klum fine sandy loam	9.07	11.0%	●	70
484	Lawson silt loam	8.20	9.9%	●	82
108	Wadena loam	5.19	6.3%	●	56
43	Bremer silty clay loam	2.48	3.0%	●	79
<b>weighted Average</b>					<b>80.4</b>

**DIRECTIONS**

**From the Highway 65 and Army Post Road / SE 64th Avenue interchange:** Head east on SE 64th Avenue towards Avon, Iowa for 2.8 miles. At the red gate, continue through the gate onto the closed road for 2.6 miles. You will run into the property driveway at the end of SE 64th Avenue.

**From Carlisle, Iowa:** Head north out of town on North 1st Street / SE Avon Drive for 1.5 miles. At the intersection of SE Avon Drive and SE 60th Street, cross the train tracks and head north on SE 60th Street for 1 mile. Turn right onto SE 64th Avenue at the red gate and continue through the gate onto the closed road for 2.6 miles. You will run into the property driveway at the end of SE 64th Avenue.

**ADDITIONAL INFO**

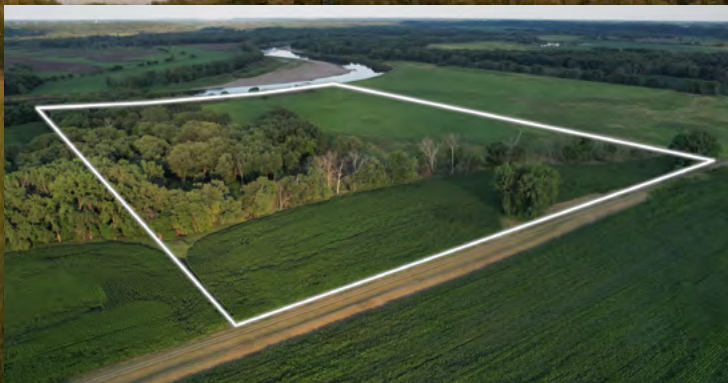
\*Access to this property is not available to the public - only the landowners beyond the closed roads have access. Please contact the Listing Agent for information regarding the closed roads and instructions on how to access the red gate at the end of SE Army Post Road.

\*\*A survey will be completed prior to closing to determine the final acreage amount. Offers should be presented on a price-per-acre basis.

\*\*\*This tract is located within the Red Rock easement area and is within the FEMA floodplain.



**Listing #16983 | SE 64th Avenue, Carlisle, IA 50047**



Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2
1820	Dockery-Quiver silt loams	22.95	61.0%	●	87
133	Colo silty clay loam	7.89	21.0%	●	78
484	Lawson silt loam	5.37	14.3%	●	82
208	Klum fine sandy loam	0.72	1.9%	●	70
43	Bremer silty clay loam	0.37	1.0%	●	79
7	Wiota silty clay loam	0.31	0.8%	●	100
<b>weighted Average</b>					<b>84.1</b>

12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com



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SCAN THE QR CODES TO  
THE LEFT WITH YOUR PHONE  
CAMERA TO VIEW THESE  
LISTINGS ONLINE!

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