

LISTING #17003

# Warren County, Iowa

## LAND AVAILABLE



# 76 ACRES M/L



**BRYAN BERGDALE | 712.251.8588 | BRYAN@PEOPLES COMPANY.COM**  
**STEVE BRUERE | 515.222.1347 | STEVE@PEOPLES COMPANY.COM**



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**Peoples Company** is honored to present an exceptional farm located just northwest of Lacona in Warren County, Iowa. The farm consists of 76 acres m/l with 52.10 tillable acres m/l carrying a CSR2 of 43.5. Primary soil types include Colo silty clay loam and Armstrong-Gara loam. The balance of the property includes mature timber surrounding a small creek on the south side of the property. Warren Water District has a water line south of the creek along the west side of 190th Avenue. The farm is located in White Breast Township of Warren County, Iowa.

**Directions From Lacona:** From the intersection of Highway G76 and Highway S23, travel west for 2 miles. Turn right (north) onto 200th Avenue for 0.8 miles. Continue straight onto Underwood Street for 0.3 miles. Continue west for 0.7 miles on Tyler Street. Turn right (north) on 190th Avenue for 1 mile. The farm lies on the east side of the road.

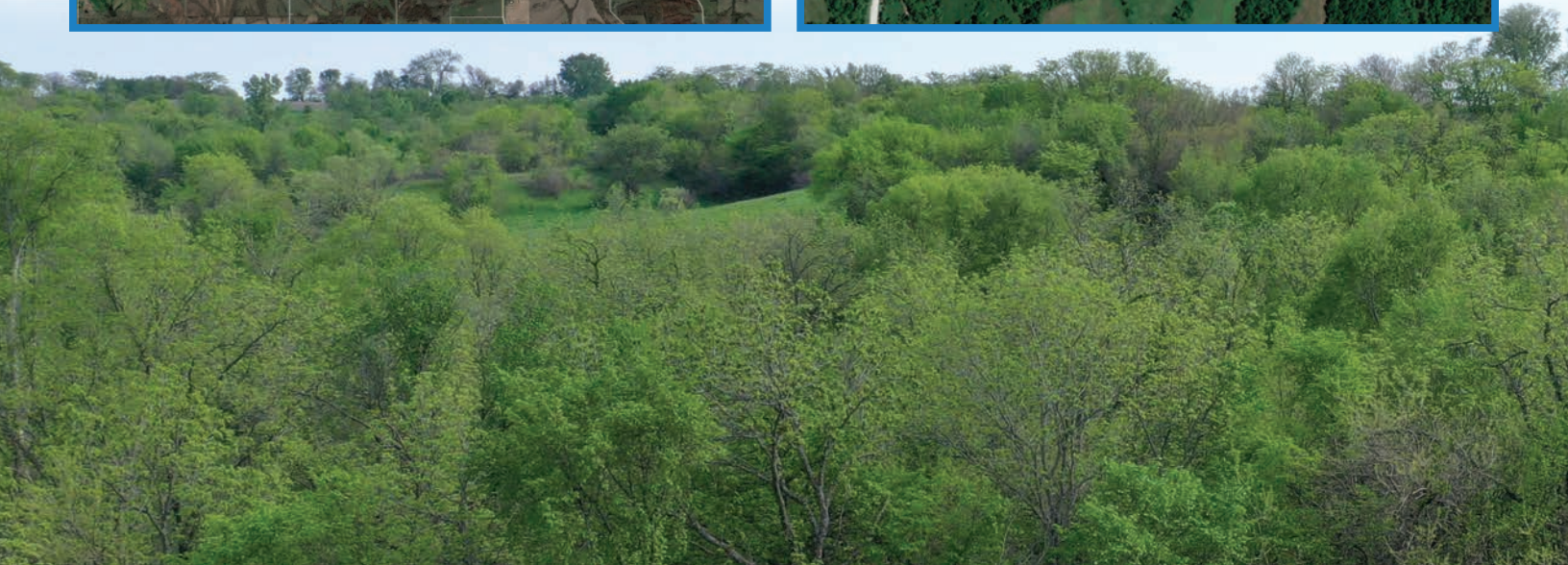
### Additional Info

- There is a hunting lease in place until June 31st, 2024.
- Utility information should be verified independently by Buyer and/or Buyer's Agent.

**Asking Price:** \$475,000

**Price per Acre:** \$6,250

**Taxes:** \$922



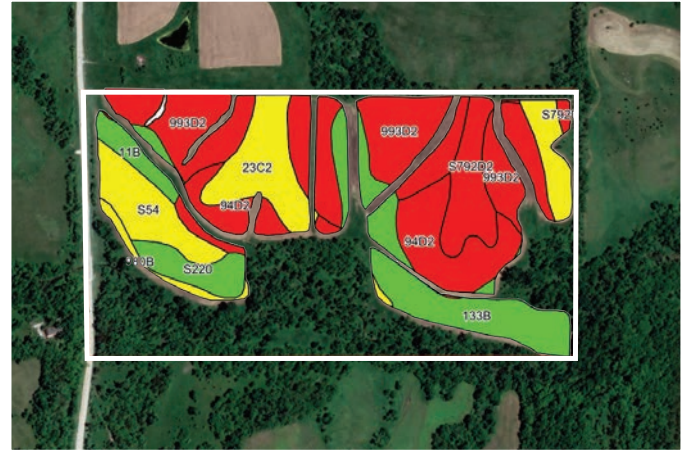


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## Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
993D2	Armstrong-Gara loams	14.03	31.7%		23
133B	Colo silty clay loam	6.81	15.4%		74
94D2	Mystic-Caleb complex	6.49	14.7%		25
23C2	Arispe silty clay loam	6.03	13.6%		62
S54	Zook silty clay loam	3.38	7.6%		68
S792D2	Armstrong loam	3.29	7.4%		9
S220	Nodaway silt loam	1.92	4.3%		77
11 B	Colo-Ely silty clay loams	1.47	3.3%		83
980B	Gullied land-Ely-Colo	0.82	1.9%		42

**Weighted Average      43.5**







12119 Stratford Drive  
Clive, IA 50325



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### CONTACT

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