

Recreational Land Available

WARREN COUNTY, IA

Summary

Peoples Company is pleased to present 114 acres m/l of timber and trails just northeast of Indianola, Iowa in Warren County. This property is perfect for those who want a secluded getaway for hunting and recreation and will make an excellent building site when the CRP program expires. There are approximately 84 acres currently enrolled in a tree planting CRP with a payment of \$140 per acre (\$11,760 annual payment) through 2027. The timber is super thick and has a good mix of mature trees and heavy brush, making it the prime bedding area in the neighborhood for the whitetail deer and wild turkeys that feed in the surrounding crop fields.

The existing pond is tucked back in the woods but is easily accessible from one of the many groomed trails running through the woods. The rolling topography also lends itself well to several additional larger pond sites if so desired. The CRP tree planting was done in 1989, and at that time the owners planted 7,000 Black Walnut trees, 7,000 Silver Maple trees, and 33,000 Green Ash and Hackberry trees. The ash trees have been hit hard by the emerald ash borers. This property is a diamond in the rough and is priced accordingly. Rural water and electricity are close, and it will be the responsibility of the buyer to get accurate hook-up estimates for rural water and electricity. Contact the listing agent for any additional information or questions.

Listing Price: \$741,000

Directions

162nd Lane, Indianola, IA 50125

From the intersection of Highway 92 and Highway 65 in Indianola, IA travel north on Highway 65. After 5 miles turn right (east) on Summerset Road. Continue around the curves for nearly 2 miles and then turn right (south) onto 150th Ave. After 0.5 miles turn left (east) onto Fulton St. Travel 1 mile and turn right onto 162nd Lane. The farm will be at the end of 162nd Lane, which is a dead end.

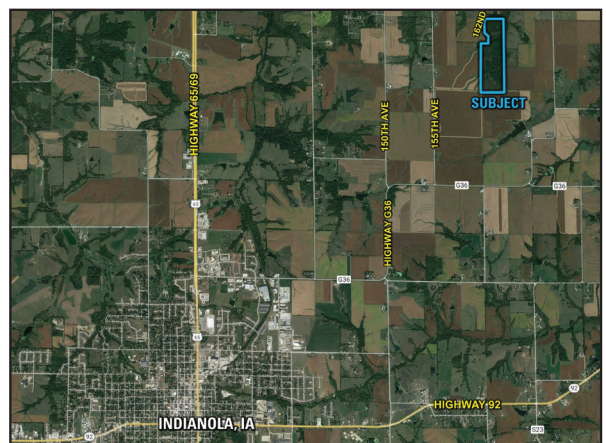
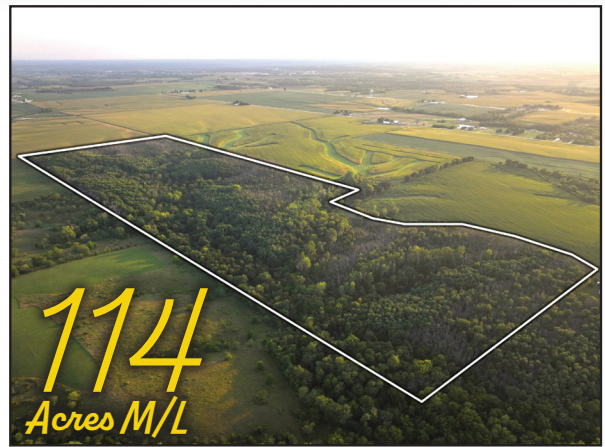
Contact



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