

FARMLAND AVAILABLE WARREN COUNTY

Listing #17118 | 70th Avenue | Indianola, IA 50125

64.43
Acres M/L



Daran Becker | 515.979.3498 | Daran@PeoplesCompany.com | IA LIC S60473000

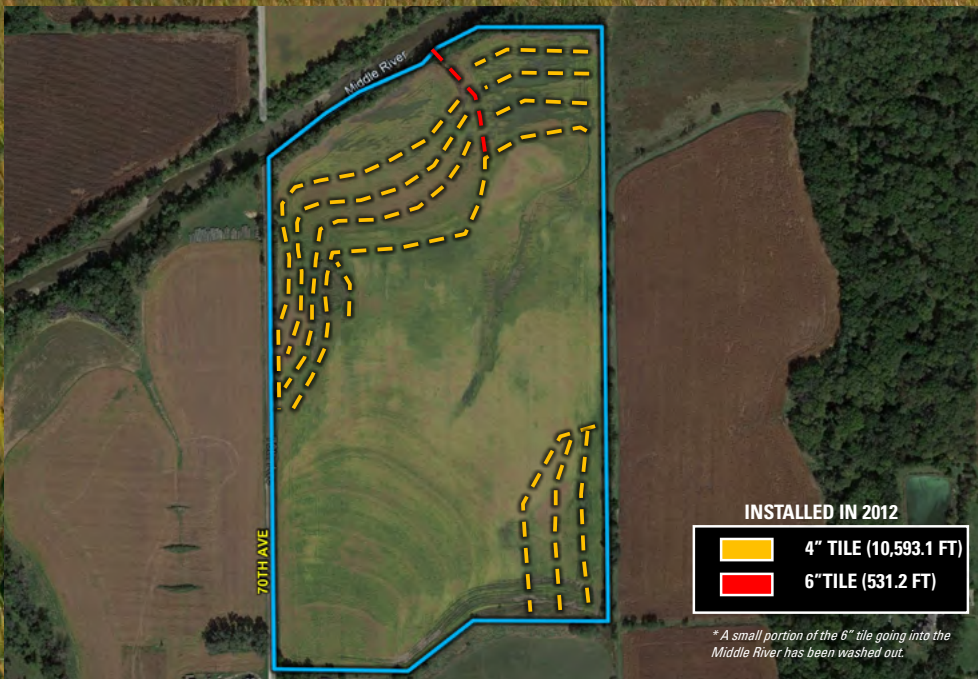
Steve Bruere | 515.222.1347 | Steve@PeoplesCompany.com | IA LIC S43684000

Peoples Company is pleased to offer 64.43 acres m/l of high-quality Warren County, Iowa farmland. This tract is located northeast of Hoover Street and 70th Avenue intersection, which is approximately 1.50 miles directly north of State Highway 92 between Indianola, Iowa, and Martensdale, Iowa. This highly tillable farm primarily consists of the productive Ladogoa silt loam and Colo silt loam soil types and boasts a CSR2 of 76.3 on the 61.65 FSA tillable acres. The farmland acres are designated as NHEL (Non-Highly Erodible Land).

This property also contains numerous farm improvements including over 11,000 feet of tile installed during 2012 on the northern portion and southeast corner of the farm (see Tile Map). These tile lines outlet to the Middle River that meanders along the northern property boundary.

Available utilities include electricity through MidAmerican Energy located along Hoover Street combined with a 2" Warren Rural Water District water line located at the intersection of 70th Avenue and Hoover Street. It is the responsibility of the Buyer to obtain their quotes for upgrading the 70th Avenue Level B Road, as well as extending rural water. Please contact the listing agents for additional details.

This Warren County, Iowa farm is in the northwest quarter of Section 18 of Lincoln "W" Township. Don't miss this opportunity to add to your farming operation or diversify your investment portfolio. The farm is "open" for the 2024 crop season.

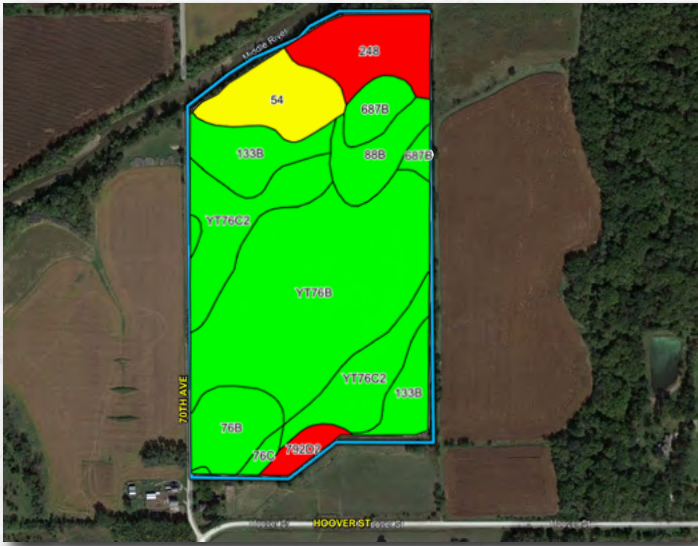


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Directions:

From the intersection of Highway 92 and Highway 65/69 in Indianola, IA, head west on Highway 92. After about 6.25 miles, turn right (north) onto 170th Avenue. Continue for 1.5 miles where you will make a slight turn left onto level B 170th Avenue. The farm will be on the right-hand side.



TILLABLE SOILS MAP

| Code | Soil Description | Acres | % of field | CSR2 Legend | CSR2 |
|-------------------------|------------------------|-------|------------|-------------|-------------|
| YT76B | Ladoga silt loam | 22.69 | 36.8% | | 86 |
| YT76C2 | Ladoga silt loam | 10.37 | 16.8% | | 78 |
| 133B | Colo silty clay loam | 6.39 | 10.4% | | 74 |
| 248 | Wabash silty clay loam | 5.44 | 8.8% | | 38 |
| 54 | Zook silty clay loam | 5.03 | 8.2% | | 67 |
| 76B | Ladoga silt loam | 3.91 | 6.3% | | 86 |
| 88B | Nevin silty clay loam | 3.31 | 5.4% | | 90 |
| 687B | Watkins silt loam | 2.62 | 4.2% | | 90 |
| 792D2 | Armstrong loam | 1.26 | 2.0% | | 7 |
| 76C | Ladoga silt loam | 0.63 | 1.0% | | 80 |
| Weighted Average | | | | | 76.3 |

Net Taxes:
\$1,734.00

64.43
Acres M/L



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17118



SCAN THE QR CODE
TO THE LEFT WITH
YOUR PHONE CAMERA
TO VIEW THIS LISTING
ONLINE!

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