

# Farmland Available

## Warren County

220TH AVE

**ASKING PRICE \$612,500**

**74.38 ACRES M/L**

This property truly checks all the boxes you could hope for. Situated on 74.38 sprawling acres m/l, it boasts an ideal location, impressive income potential, a tranquil pond, excellent hunting opportunities, and the added convenience of an insulated shop. Plus, you'll find not one, but two additional machine sheds to meet your storage needs, all while enjoying the amazing views of the surrounding countryside.

Nestled just 3/4 of a mile south of Sandyville, Iowa, on 220th Avenue, this farm comprises 66.02 acres classified as FSA tillable land. Currently, approximately 56.37 acres are dedicated to crop production, while the remaining 10 acres are dedicated to grass and hay. The cultivated acres boast a CSR2 rating of 52.5 and have been meticulously tilled and terraced to ensure optimal farming conditions.

Moreover, the property includes a well-insulated 24 x 40 shop, a spacious 30 x 72 Morton building, a sizable 36 x 54 machine shed, a grain dryer bin, a grain storage bin, and several converted grain bins that serve as additional storage. You'll appreciate the convenience of a 200-amp service to the shop, camper hookups, and a well water source at the hydrant. Additionally, rural water is readily available at the roadside for your convenience.



## Daran Becker

515.979.3498 | IA LIC S60473000

Daran@PeoplesCompany.com

LISTING #17146

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