

# Warren County, IA



Discover the charm of this 40-acre m/l parcel of highly tillable farmland, boasting not only the potential for a building site but also a touch of excitement for hunting enthusiasts. Situated just 1.75 miles south of Sandyville, Iowa, this property offers convenient access to the bustling metro area and all its amenities.

For those seeking to expand their farming operations, there are 31.53 acres m/l of well-tiled cropland, featuring an impressive average CSR2 rating of 59.8. Additionally, an 8,000-bushel dryer bin equipped with 200-amp electrical service is ready for your use.

The breathtaking views overlooking Cole Creek are particularly captivating this time of year, making it the perfect time to come and take a closer look. Electric service is readily available on-site, and well water access further enhances the appeal of this exceptional property.



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**40**  
**ACRES M/L**      **Asking Price**  
**\$450,000**

## Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
6754	Zook silty clay loam	6.35	20.1%		67
76C2	Ladoga silt loam	5.41	17.2%		75
Y428B	Ely silty clay loam	4.27	13.5%		88
94D2	Mystic-Caleb complex	3.82	12.1%		25
76D2	Ladoga silt loam	3.54	11.2%		49
51	Vesser silt loam	3.17	10.1%		74
980B	Gullied land-Ely-Colo	2.29	7.3%		42
993D2	Armstrong-Gara loams	1.61	5.1%		23
993E2	Armstrong-Gara loams	0.73	2.3%		17
76B	Ladoga silt loam	0.34	1.1%		86
<b>Weighted Average</b>					<b>59.8</b>



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**Listing #17147**

