

Great Combination Farm

WARREN COUNTY
78.78 Acres M/L



Address:

138th Ave. & Truman St.
Liberty Center, Iowa



LISTING NUMBER
#13942



SCOTT KELLY
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PC PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

78.78 Acres M/L

Productive farmland in southern Warren County, Iowa.

Great combination farm with crop acres, CRP, timber, and a creek. Includes approximately 42.94 FSA tillable acres with a CSR of 77.2 (CSR2 of 77.4). Primary tillable soil types are Colo and Nelvin silty clay loam. Land also includes 21.79 acres enrolled in CRP paying \$4,940.43 annually (see CRP information table below for details). Farm includes approximately 12,342 linear feet of tile (see map below for approximate locations). Balance of property is in timber, pasture, and grass waterways with access to Otter Creek in the southeast corner. Located roughly two miles west of Liberty Center in Sections 18 and 19 of Liberty Township.



Specifications:

Listing #: 13942

Acres: 78.78

Price: \$395,000

Price/Acre: \$5,014

Taxes: \$1,646 Annually

CSR: 77.2 (CSR2 of 77.4)

County: Warren

Schools: SE Warren



CRP Information:

CP23 Contract: 20 acres, pays \$4,398 annually, expires 2019

CP21 Contract: 1.8 acres, pays \$361.62 annually, expires 2020



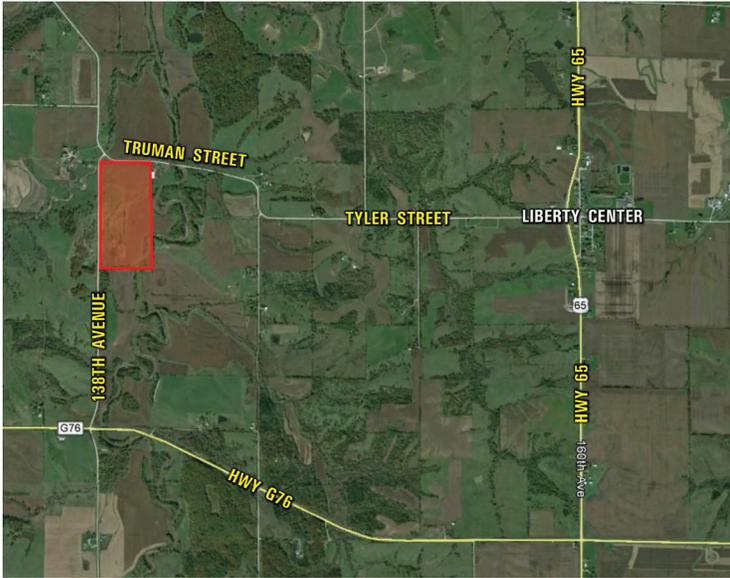
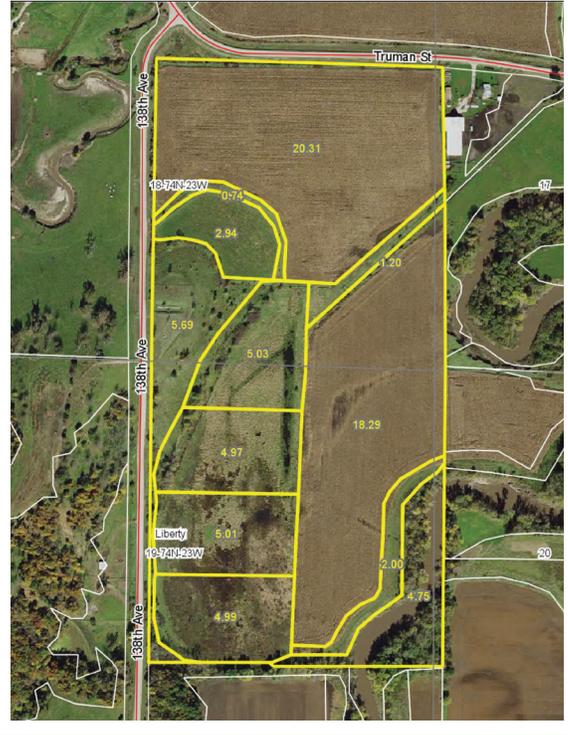
Offered
at:

\$395,000



Directions:

From Highway 65 in Liberty Center, Iowa, travel west on Tyler Street approximately 2.5 miles (Tyler Street will curve north then back west and turn into Truman Street) to 138th Avenue. Farm is located on the southeast corner of Truman Street and 138th Avenue.



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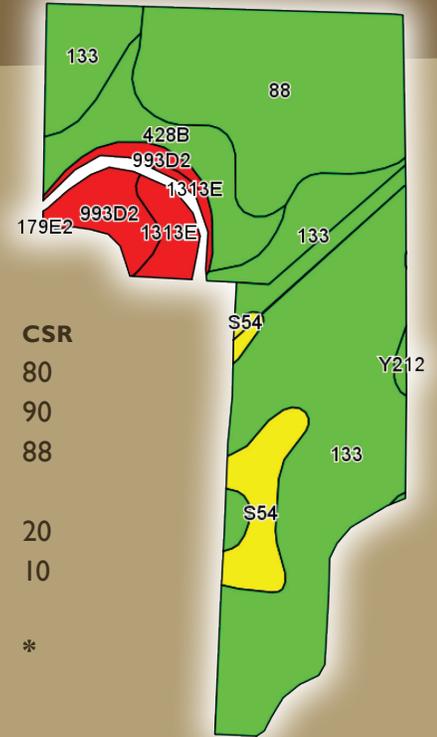
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Tillable Soils CSR2

Code	Soil Description	Acres	Percent of Field	Legend	CSR2	CSR
133	Colo silty clay loam	21.19	49.6%		78	80
88	Nevin silty clay loam	11.31	26.5%		93	90
428B	Ely silty clay loam	3.72	8.7%		87	88
S54	Zook silty clay loam	2.54	5.9%		68	
993D2	Armstrong-Gara loams	2.36	5.5%		23	20
1313E	Munterville silt loam	1.44	3.4%		25	10
Y212	Kennebec silt loam	0.18	0.4%		91	
Weighted Average					77.4	*



For More Information:

Please look up listing #13942 on our website: PeoplesCompany.com



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