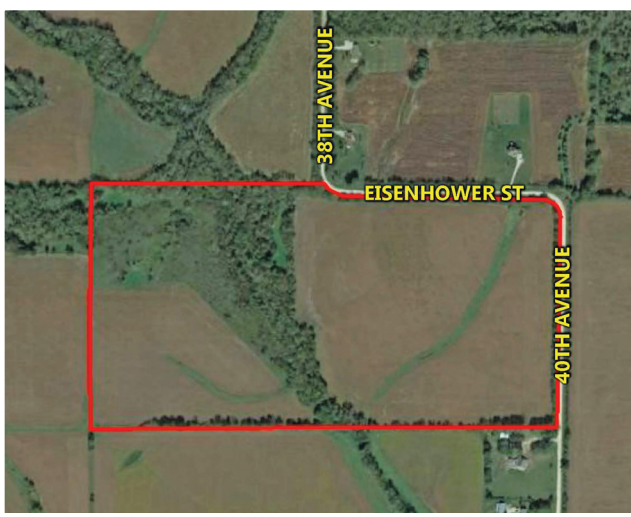


Asking
Price:

\$580,000

LISTING
#13980

Eisenhower Street
Norwalk, Iowa 50211



WARREN COUNTY 80 Acres M/L

Presenting 80 acres m/l of productive farmland located southwest of the growing city of Norwalk. The farm consists of 57.93 tillable acres with an average CSR2 of 69.3 (CSR 66.8). Several excellent building locations, utilities available at the road. Located entirely in Section 28 of Linn Township, Warren County, Iowa.

Farm Details: Pending Reconstitution

Directions: From Interstate 35 at the Cumming exit, travel east on Highway G14 for 1.5 miles to 30th Avenue. Take 30th Avenue south two miles to Dubuque Street. Take Dubuque Street east for half a mile to 38th Avenue. Travel south on 38th Avenue to Eisenhower Street. The property is on the south side of Eisenhower Street and the west side of 40th Avenue. Look for signs.

Details:

Listing #: 13980

Acres: 80.00 M/L

Price: \$580,000

Price/Acre: \$7,250

Taxes: \$1388 Annually

CSR: 66.8

CSR2: 69.3

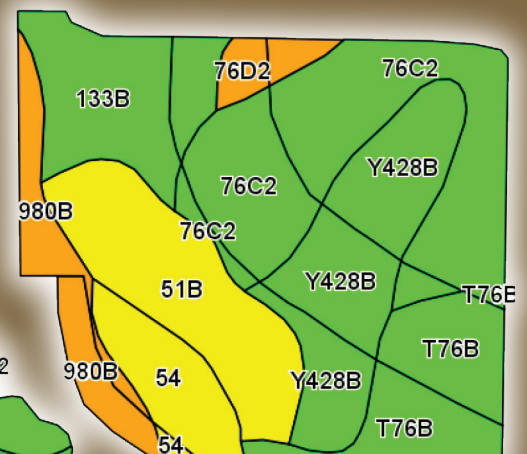
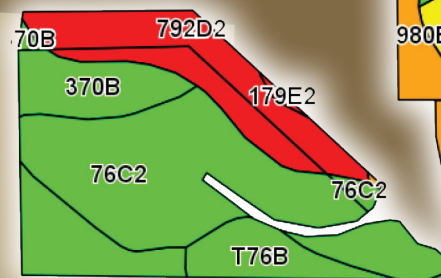
County: Warren

Schools: Martensdale

More Info: PeoplesCompany.com

Tillable Soils Map (CSR2)

| Code | Soil Description | Acres | Percent | Legend | CSR2 | CSR |
|------------------|-------------------------------|-------|---------|--------|------|------|
| 76C2 | Ladoga silt loam | 18.37 | 31.7% | | 70 | 65 |
| Y428B | Ely silty clay loam | 7.11 | 12.3% | | 88 | |
| T76B | Ladoga silt loam | 6.41 | 11.1% | | 86 | 85 |
| 51B | Vesser silt loam | 6.34 | 10.9% | | 69 | 65 |
| I33B | Colo silty clay loam | 5.18 | 8.9% | | 74 | 75 |
| 792D2 | Armstrong loam | 3.84 | 6.6% | | 7 | 13 |
| 370B | Sharpsburg silty clay loam | 3.75 | 6.5% | | 90 | 87 |
| 980B | Gullied land-Ely-Colo complex | 3.10 | 5.4% | | 42 | 25 |
| 54 | Zook silty clay loam | 2.73 | 4.7% | | 67 | 70 |
| 76D2 | Ladoga silt loam | 1.03 | 1.8% | | 47 | 55 |
| I79E2 | Gara loam | 0.07 | 0.1% | | 33 | 33 |
| Weighted Average | | | | | 69.3 | 66.8 |



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PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

Licensed to sell real estate in Iowa and Missouri, Kenny Herring is a versatile member of the Peoples Company team who strives to provide an unparalleled level of customer service to his clients. As an Accredited Land Consultant, Kenny is driven by a persistent work ethic and positive attitude with the motivation to satisfy all parties of a real estate transaction.