

L-2300405



**Farmers
National
Company.**

www.FarmersNational.com

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

275.84± Acres, Warren County, Iowa

OFFERED AT
\$2,344,640

Highlights:

- NHEL bareland tract that is highly tillable.
- Good operator and rental income for investors.
- 92% cropped with average CSR2 of 54.59.

For additional information, please contact:

Roger Johnson, Agent | (319) 230-0389
TSchutter@FarmersNational.com

Sam Kain, Agent | (515) 249-0181
SKain@FarmersNational.com

Property Information

Location: From Des Moines, Iowa take Highway 65 south toward Indianola. Turn right on County Road G24. Go approximately one and one half miles to 115th Avenue. Go south one half mile and farm starts on the right side of the road.

Legal Description: E 1/2 of the SE 1/4 of Section 34, SE 1/4 of Section 35 all in Township 77N, Range 24W and that part of the NE 1/4 of Section 3, Township 76N, Range 24W lying north of the Middle River. (long legal on file exact legal to be taken from abstract)

Property Description: Good quality 275.84± acre tract located Northwest of Indianola and south of Des Moines Metropolitan area. Close to paved roads. Farm is approximately 92% cropped with tillable acres classified as Non Highly Erodible Land (NHEL).

Yield History

2016 181 bushel corn 59 bushel soybeans
2017 200 bushel corn
2018 48 bushel soybeans
2019 122 bushels corn
2020 42 bushel soybeans
2021 190 bushel corn
2022 41 bushel soybeans
Average CSR2 of 54.59 (Warren County average CSR2 of 55.7)

Adjoins Middle River providing habitat for fish and wildlife recreational enjoyment.

Farm Data:

Cropland	254.36 acres
Other	<u>21.48 acres</u>
Total	275.84 acres

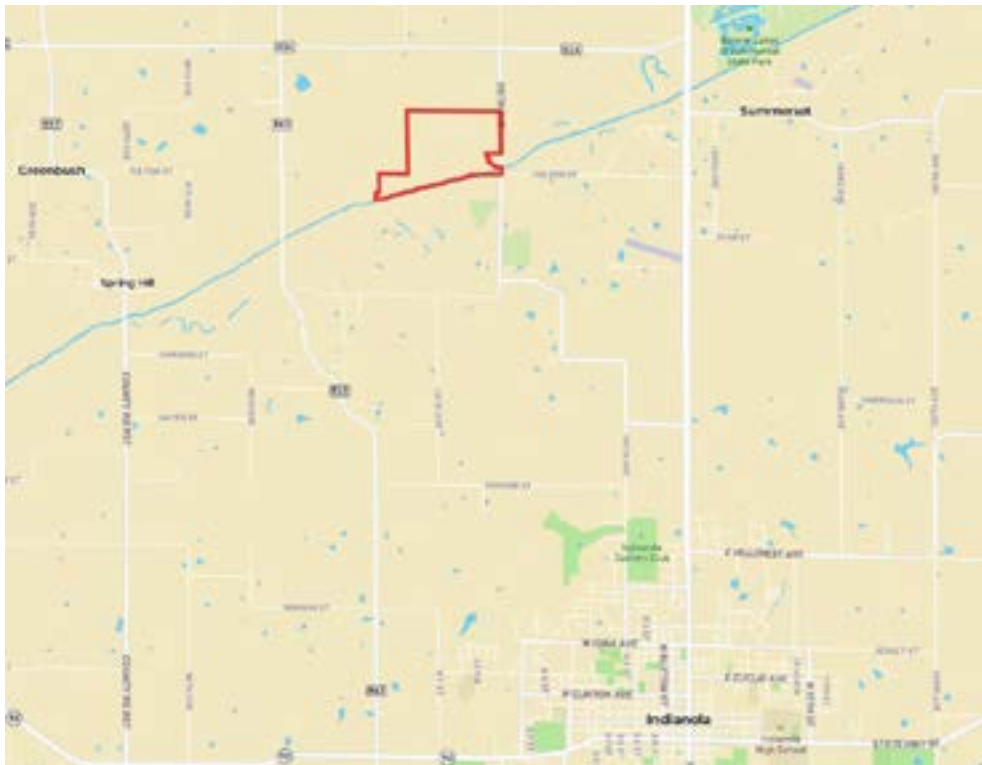
FSA Information:

Crop	Base	Yield PLC
Corn	128.28 acres	118 bushels
Soybeans	126.08 acres	42 bushels

2022 Taxes: \$5,070 or \$18.38 per acre



Property Location Map



Aerial Photo



Soil Map



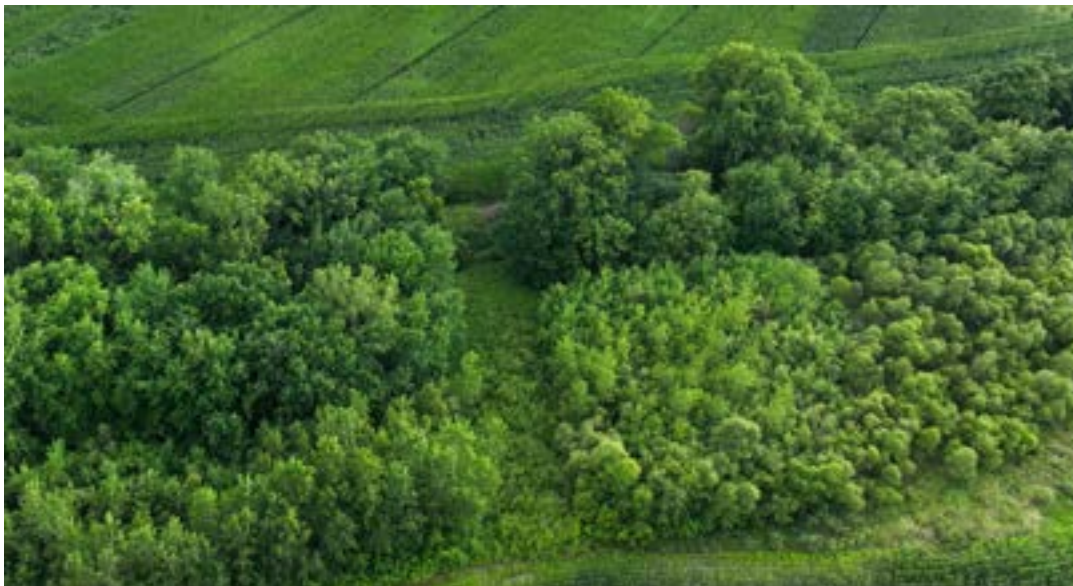
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
248	Wabash silty clay loam, 0 to 2 percent slopes	173.03	60.1	38.0	0	50	3w
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	29.6	10.28	87.0	0	94	2w
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	27.54	9.57	95.0	0	99	1
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	25.15	8.74	67.0	0	64	2w
Y212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	7.77	2.7	91.0	0	96	1
7B	Wiota silt loam, 2 to 5 percent slopes	6.67	2.32	92.0	0	96	2e
172	Wabash silty clay, 0 to 2 percent slopes	6.51	2.26	38.0	0	47	3w
43	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.1	2.12	74.0	0	86	2w
W	Water	2.92	1.01	-	0	-	-
7	Wiota silt loam, 0 to 2 percent slopes	1.73	0.6	97.0	0	97	1
422	Amana silt loam, 0 to 2 percent slopes	0.58	0.2	93.0	0	89	2w
269	Humeston silt loam, 0 to 2 percent slopes	0.31	0.11	72.0	0	80	3w
TOTALS		287.91(*)	100%	54.59	-	63.33	2.5

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



LAND FOR SALE

275.84± Acres, Warren County, Iowa



**Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock**