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FOR MORE INFO!



LAND FOR SALE

40± Acres, Warren County, Iowa

OFFERED AT
**\$320,000 or
\$8,000 per acre**

Highlights:

- 34.14 CRP acres for a solid return
- Great recreational and hunting property
- 40 minutes from Des Moines metro



For additional information, please contact:

Kyle Still, Agent | (712) 266-5019

KStill@FarmersNational.com

Property Information

Property Description: Here's a rare opportunity to own a recreational property with solid income potential just minutes from the Des Moines metro.

This property features 34.14 acres enrolled in CRP, paying \$208.59 per acre (\$7,121 annually) through 2033. In addition to steady income, the property offers excellent wildlife habitat. While walking the farm, the listing agent observed numerous deer beds, heavily used creek crossings, and even spotted several deer. Quail were also heard throughout the property, highlighting its strong upland bird potential. The CRP has solid stands of Big Bluestem and Indian-grass providing habitat for upland game and cover for entry/exit routes deer hunting.

The surrounding neighborhood consists of quality habitat and like-minded landowners who value wildlife management, making this tract an ideal fit for a recreational buyer. With the addition of a couple food plots, this property would be great for catching cruising bucks in the rut, along with exceptional late season hunting.

The southwest corner of the property provides a scenic setting for a cabin site with views overlooking the farm. This property is located less than 1/2 mile from a paved road and on a dead end road for ultimate seclusion.

Small recreational tracts with return this close to the Des Moines area are hard to find. Don't miss your chance to own a property that combines income, recreation, and location.

Contact Land Agent Kyle Still for more details on this great land offering.

Directions to Property: From Lacona, IA: Go west on HWY G76 for 3 miles. Turn south onto 190th Ave and continue for .5 miles. Property will be on the east side of the road. See sign.

Legal Description: South 40 acres of the West Fr'l Half of the Southwest Quarter of Section 30, Township 74 North, Range 22, West of the 5th P.M., Warren County, Iowa

Price: \$320,000 or \$8,000 per acre

Annual Taxes: \$552

Farm Data:

CRP	34.14± acres
Timber	5.86± acres
Total	40.00± acres

CRP Information: 34.14 acres at \$208.59/acre with an annual payment of \$7,121, expiring 9/30/2033

Location Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	14.12	41.14	12.0	0	54	6e
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	11.4	33.22	81.0	0	86	2w
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	3.48	10.14	62.0	0	69	3e
S792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	2.92	8.51	9.0	0	63	4e
993E2	Armstrong-Gara loams, 14 to 18 percent slopes, moderately eroded	1.73	5.04	17.0	0	65	6e
980B	Gullied land-Ely-Colo, occasionally flooded, complex, 2 to 5 percent slopes	0.66	1.92	42.0	0	10	7e
TOTALS		34.31(*)	100%	40.56	-	66.61	4.22



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