

LAND FOR SALE

36 ACRES M/L WARREN COUNTY, IOWA

LISTING #17737

PRICE: \$327,600 (\$9,100/Acre)

DESCRIPTION: Incredible 36 m/l Acre Warren County IA farm with beautiful building sites and great farm income. This farm offers multiple building site choices with scenic views of the surrounding countryside. A buyer could build close to the road or go further back in for as much privacy as they desire. For your recreational needs, there is a pond and timbered acres on the southwest side of the farm. There are 30.9 FSA tillable acres on the farm with a high average CSR2 of 60.7. 26 of these acres are currently rented for row crops providing a yearly income of \$4,810. This farm is conveniently located with quick access to Highway 69, leaving a short 15-minute drive to Indianola or 30-minute drive to Des Moines. Rural water and electrical services are available at the road.

DIRECTIONS: From Indianola, IA go South on Highway 65/69. When Highway 65 splits off, stay on Highway 69 heading South. Finally head East on Virginia St to the farm located on the South side of the road.

TAXES: \$622 Annually

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