

LAND FOR SALE



80 ACRES M/L WARREN COUNTY, IOWA



LISTING #13705

PRICE: \$320,000 (\$4000/Acre)

DESCRIPTION: Presenting 80 acres m/l in Warren County. This farm consist of 58.53 tillable acres with an average CSR of 43.4 (CSR2 47.1). Currently 53.72 acres m/l are planted to corn, 4.81 acres m/l in mixed hay alfalfa and brome, remaining acres are timber and creek. Excellent location to build with amazing views. The land offers an abundance of recreational activities as well as solid income from row crop and hay ground. This farm is located just north of Milo on McKinley Street, only a mile off of Highway S-23, approximately 30 minutes from the Des Moines metro. Utilities are available at the road.

DIRECTIONS: From the corner of G-58 and S-23 in Milo: Take S-23 north to McKinley Street. Take McKinley east 1 1/4 mile. The property is on the south side of McKinley.

TAXES: \$1118 Annually

FARM PROGRAM INFORMATION: Corn: 42.72 base acres with a PLC yield of 122
Soybeans: 6.81 base acres with a PLC yield of 59

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