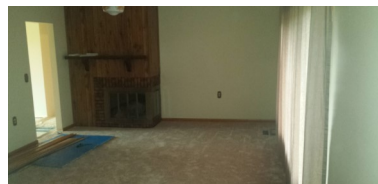
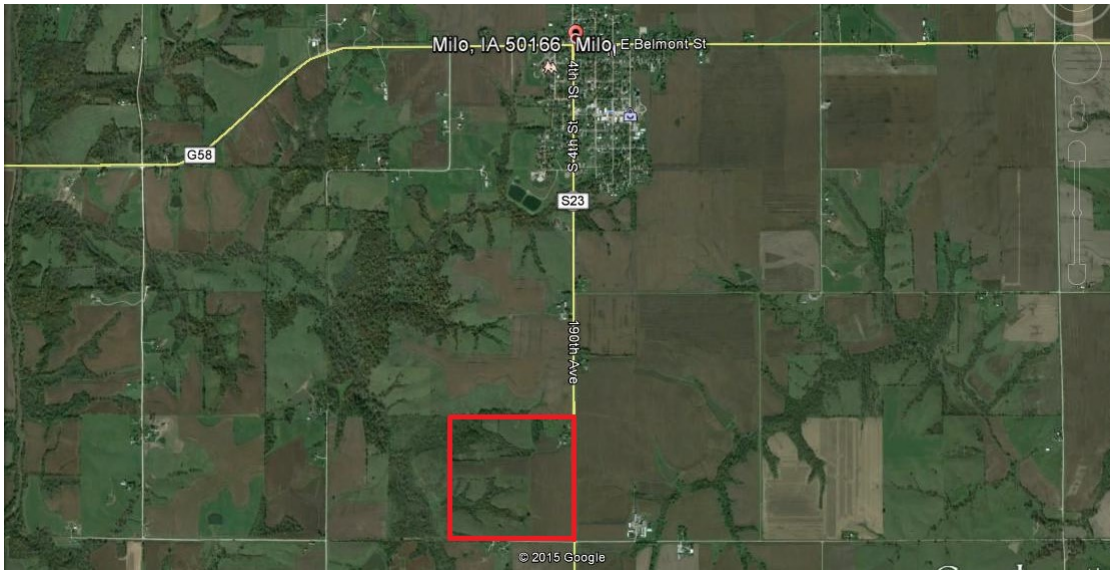


LAND FOR SALE



160 ACRES M/L WARREN COUNTY, IOWA



LISTING #12746

PRICE: \$973,000 (\$6,081/Acre)

DESCRIPTION: This 160 acre combination farm has 115.63 acres considered to be tillable, 45 acres of timbered draws and a 1200 square foot, newly remodeled, brick ranch home. The tillable ground has 55.53 acres currently being farmed and 60.10 acres in CRP. The ground in crop production has a 77.3 CSR2 and an 80 CSR 1 and has had \$35,000 in tile put into it in the last few years. The farm is located just south of Milo on S23 and has rural water and natural gas heat already in place. There are several outbuildings for machinery storage and livestock production. The house is a 2 bedroom brick ranch with plenty of unfinished room in the basement to add additional bedrooms. The owners have added a new deck on the west side of the home overlooking the spacious back yard. The older 2 story home on the property is being sold as is and is not in livable condition.

DIRECTIONS: 2 miles south of Milo on S23. Look for signs

TAXES: \$5134 Annually

FARM PROGRAM INFORMATION:
156.60 acres Farmland. 115.63 acres of Crop land. 55.53 acres being Farmed. 58.09 acres in CRP until 2017 at 111 per acre. 2 acres in CRP until 2021 at 187 per acre.

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