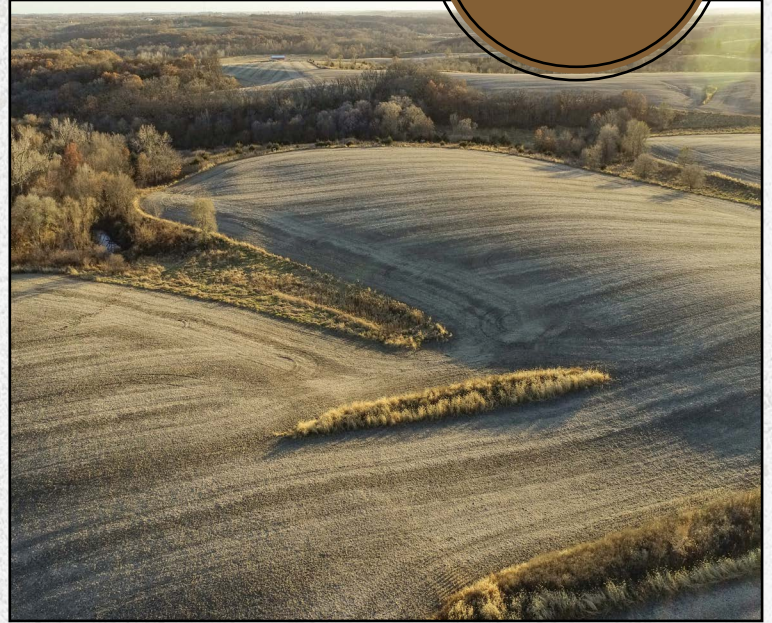




LAND FOR SALE

Warren County

185
ACRES +/-



FARM DESCRIPTION

PRICE: \$1,017,500

Iowa Land Company is proud to represent the Rude Family farm. You can experience hunting opportunities with solid income and be within 30 miles from West Des Moines, Iowa. Located just 2 miles east of Interstate I-35 with easy access. These 185 +/- acres consist of 109.04 +/- FSA cropland acres, 108.50 +/- tillable acres that are currently in a corn bean rotation with a 55 CSR2 weighted average. 37.5 +/- acres are pasture acres that provide the new buyer multiple opportunities to graze or convert into bedding cover for wildlife living in the area. 37.5 +/- acres consist of timber draw and waterway acres providing habitat for deer and turkey that live on the property and the surrounding area. The farm is leased for the 2023 farming season, but will be open for the 2024 season. The 2023 farm income was \$21,000 between the cash rent and pasture income (Call agent for details). The nice thing about this farm is the foundation is set and you can customize it to your liking with switchgrass, food plots, box blinds, TSI, entry and exit routes, etc..... Farms like this are hard to find in Warren County that provide income, hunting opportunities, seclusion, easy access, and are located within 30 minutes of the West Des Moines metro.



NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974



LUKE SKINNER | LAND BROKER
Luke@IowaLandCompany.com
515-468-3610

Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322



AERIAL PHOTO

Warren County

185
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$1,017,500 or \$5,500/Acre

Location:

From Exit 47 (Truro Exit) off Interstate I-35 travel east on G64 .5 mile. Continue on 20th Ave for 1 mile. Turn right or west on Tripoli St for .5 mile. For sale signs are located on the property.

Legal Description:

185 +/- acres located in Warren County, Iowa; Virginia Township, Section 18. The exact legal description will come from the abstract.

Tax Information:

\$2,858 +/- Estimated Annually



SOIL MAP

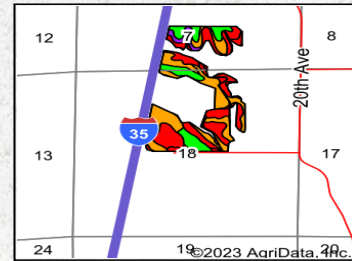
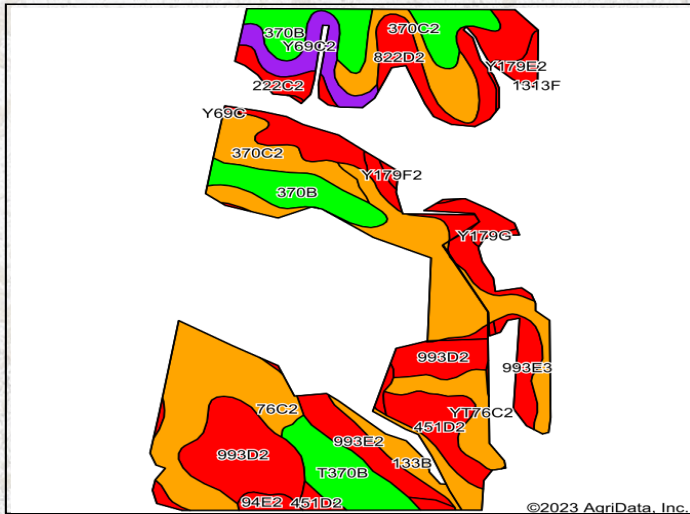
Warren County

185
ACRES +/-

Details

- 109.04 +/- FSA cropland acres, 108.50 +/- Tillable acres
- 55 CSR2 average
- Farm is leased for the 2023 farming season
- The 2023 farm income was \$21,000 between the cash rent and pasture income (Call agent for details)
- The farm will be open to the new buyer for the 2024 farming season
- 37.5 +/- pasture acres that are currently being grazed
- 37.5 +/- timber draw acres and waterway acres
- Great whitetail deer and turkey hunting
- Secluded from road, located on a dead end road only a half mile off pavement
- 26 miles to West Des Moines, Iowa
- 48 miles to Ankeny, Iowa
- 16 miles to Osceola, Iowa

Soils Map



State: **Iowa**
 County: **Warren**
 Location: **18-74N-25W**
 Township: **Virginia**
 Acres: **111.29**
 Date: **11/7/2023**



Soils data provided by USDA and NRCS.

©2023 AgriData, Inc.

Area Symbol: IA181, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	25.07	22.5%		Ille	192.0	55.7	75	65	65
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	12.75	11.5%		Ile	225.6	65.4	91	87	79
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded	12.67	11.4%		IVe	131.2	38.0	23	20	48
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	10.35	9.3%		IVe	100.8	29.2	10	15	42
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	9.64	8.7%		Ille	204.8	59.4	80	67	66
T370B	Sharpsburg silty clay loam, terrace, 2 to 5 percent slopes	6.01	5.4%		Ile	225.6	65.4	91	87	77
451D2	Caleb loam, 9 to 14 percent slopes, moderately eroded	5.73	5.1%		IVe	163.2	47.3	47	38	59
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	4.67	4.2%		IVe	88.0	25.5	7	13	45
993E2	Armstrong-Gara loams, 14 to 18 percent slopes, moderately eroded	4.55	4.1%		Vle	104.0	30.2	17	5	43
Y69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	4.07	3.7%		Illw			56		59
YT76C2	Ladoga silt loam, terrace on dissected till plain, 5 to 9 percent slopes, eroded	3.92	3.5%		Ille			78		67
133B	Colo silty clay loam, dissected till plain, 2 to 5 percent slopes, occasionally flooded	3.89	3.5%		Ilw	177.6	51.5	74	75	82
993E3	Armstrong-Gara clay loams, 14 to 18 percent slopes, severely eroded	2.58	2.3%		Vile	88.0	25.5	14	5	38
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.99	1.8%		IVw	140.8	40.8	28	25	42
94E2	Mystic-Caleb complex, 14 to 18 percent slopes, moderately eroded	1.49	1.3%		Vle	88.0	25.5	19	10	47



PROPERTY PHOTOS

Warren County

185
ACRES +/-








ABOUT US

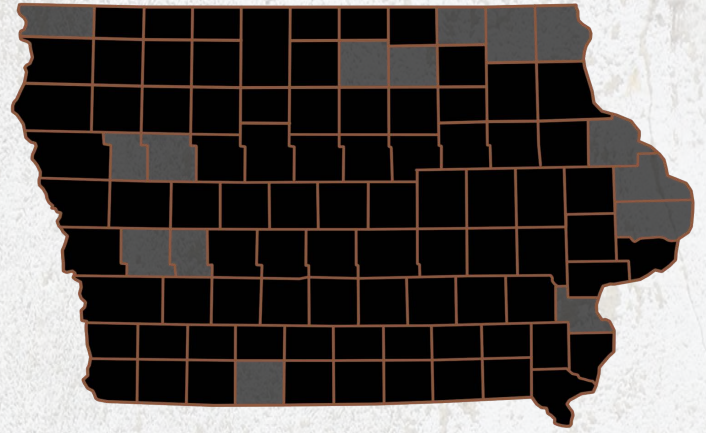
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS" *-Iowa Land Company*

Nick and Luke are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Cody and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974

Branded in Land

LUKE SKINNER | LAND BROKER
Luke@IowaLandCompany.com
515-468-3610