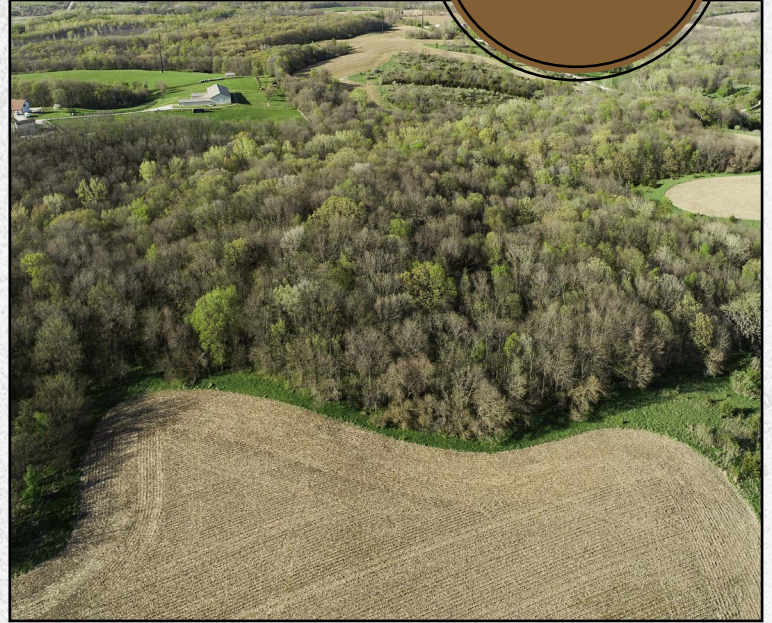




# LAND FOR SALE

Warren County

**178**  
ACRES +/-



## FARM DESCRIPTION

**PRICE: \$2,314,000**

LOCATION, LOCATION, LOCATION.... You can experience hunting opportunities, solid income, and build your dream home on this farm and still be within 12 miles from West Des Moines, Iowa. Located just 2 miles west of HWY 28 between Prole, Iowa and Martensdale, Iowa provides easy access to this one of a kind Warren County opportunity. These 178 +/- acres consist of 100.04 +/- FSA cropland acres, 75 +/- tillable acres that are currently in a corn bean rotation with a 76.9 CSR2 weighted average. The remaining 100 +/- acres consist of hardwood timber, native grasses, and waterway acres providing habitat for deer and turkey that live on the property and the surrounding area. The farm is being farmed by the owner for the 2024 farming season, but will be open for the 2025 season. The 2024 farm income will be negotiable with a potential buyer (call agent for details). There are multiple building locations off 25th Avenue and 30th Avenue for someone looking to build their dream home or weekend cabin while enjoying all the benefits West Des Moines has to offer within a 10-20 minute drive. The Norwalk/Cumming area is one of the most attractive destinations in the Des Moines metro. 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 secluded building sites, hunting opportunities, income, seclusion, easy access, and are located within 12 minutes of the West Des Moines metro. Call Land Agent Nick Skinner at 515-650-0974 or Land Broker



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

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

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

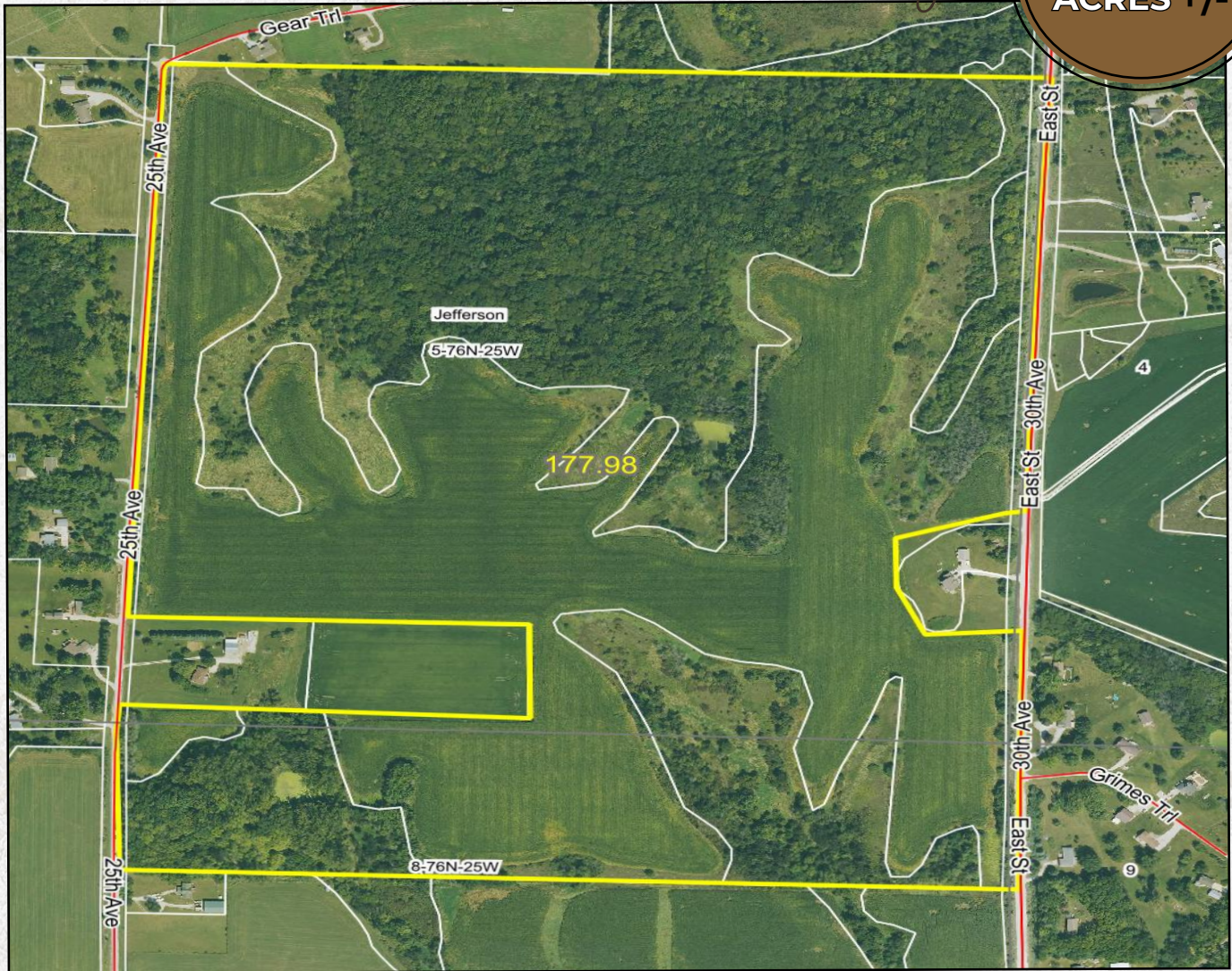




# AERIAL PHOTO

Warren County

**178**  
ACRES +/-



## FARM SPECIFICATIONS:

### Asking Price:

\$2,314,000 or \$13,000/Acre

### Location:

From Martensdale, Iowa travel northeast on HWY 28 for 1.8 miles. Turn left or west on Harrison Street for 1 mile. Turn right or north on 30th Ave./East Street for .8 mile. For sale signs are located on the property off 30th Ave./East Street and 25th Ave.

### Legal Description:

178 +/- gross acres located in Warren County, Iowa; Jefferson Township, Section 5 & 8. The exact legal description will come from the abstract.

### Tax Information:

\$2,858 +/- Estimated Annually





# SOIL MAP

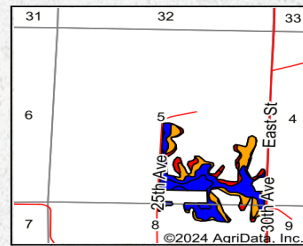
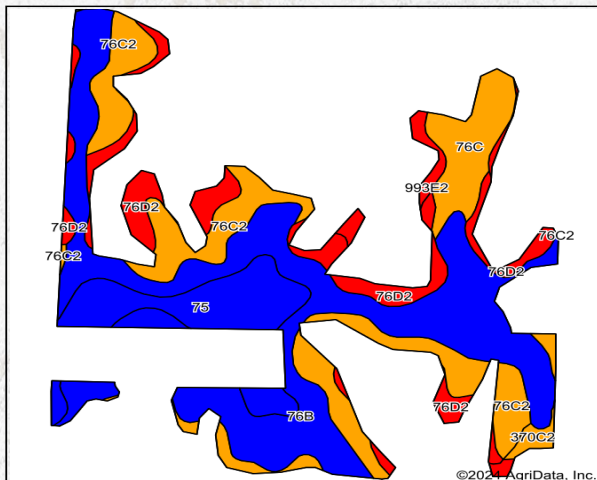
## Warren County

**178**  
ACRES +/-

### Details

- Location, Location, Location... Just a short drive to West Des Moines, Iowa
- Located only a half mile off pavement and 2 miles west of HWY 28
- Multiple building site locations
- 100.04 +/- FSA cropland acres
- 75 +/- Tillable acres
- 76.9 CSR2 average
- Farm is leased for the 2024 farming season (owner is farming the tillable acres)
- The farm will be open to the new buyer for the 2025 farming season
- 100 +/- hardwood timber and ditch acres with native grasses
- Great whitetail deer and turkey hunting habitat
- Open slate farm, allowing the buyer the chance to set it up for hunting how they wish
- Two ponds
- Farm access from the west off 25th Avenue and the east off 30th Avenue
- Additional 82 acres available in separate listing
- 8 miles to Norwalk, Iowa
- 12 miles to West Des Moines, Iowa
- 14 miles to Indianola, Iowa

Soils Map



State: **Iowa**  
 County: **Warren**  
 Location: **5-76N-25W**  
 Township: **Jefferson**  
 Acres: **74.96**  
 Date: **4/23/2024**



Maps Provided by **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA181, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	<sup>1</sup> Corn Bu	<sup>1</sup> Soybeans Bu	CSR2**	CSR	<sup>n</sup> NCCPI Soybeans	
76B	Ladoga silt loam, 2 to 5 percent slopes	31.84	42.5%		IIe	212.8	61.7	86	85	77	
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	16.36	21.8%		IIle	192.0	55.7	75	65	65	
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	9.51	12.7%		IIle	163.2	47.3	49	55	61	
75	Givin silt loam, 0 to 2 percent slopes	9.02	12.0%		Ie	217.6	63.1	86	85	83	
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	5.57	7.4%		IIle	196.8	57.1	80	70	74	
993E2	Armstrong-Gara loams, 14 to 18 percent slopes, moderately eroded	1.38	1.8%		VIe	104.0	30.2	17	5	43	
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	1.05	1.4%		IIle	204.8	59.4	80	67	66	
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	0.23	0.3%		IIle	0.0	0.0	35		50	
<b>Weighted Average</b>						<b>2.39</b>	<b>198.6</b>	<b>57.6</b>	<b>76.9</b>	<b>*</b>	<b><sup>n</sup> 72</b>

\*\*IA has updated the CSR values for each county to CSR2.

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.<sup>1</sup> Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

<sup>n</sup>: The aggregation method is "Weighted Average using all components"

<sup>c</sup>: Using Capabilities Class Dominant Condition Aggregation Method





# PROPERTY PHOTOS

*Warren County*

**178**  
ACRES +/-



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# ABOUT US

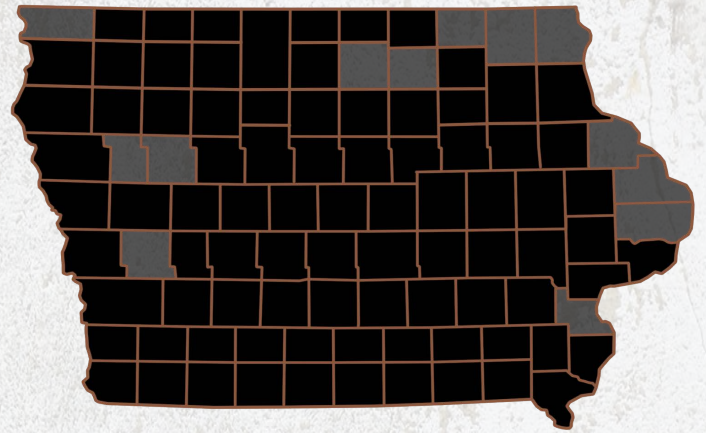
*We are Iowa Land Company*

**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.



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