



LAND FOR SALE

Warren County

82
ACRES +/-



FARM DESCRIPTION

PRICE: \$1,148,000

HARD TO BEAT 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 82 +/- acres consist of 26.61 +/- FSA cropland acres, 19 +/- tillable acres that are currently in a corn bean rotation with a 75.3 CSR2 weighted average. The remaining 61-63 +/- 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 is a secluded building location off 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 a secluded building site, 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 Luke Skinner at 515-468-3610 today.



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



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



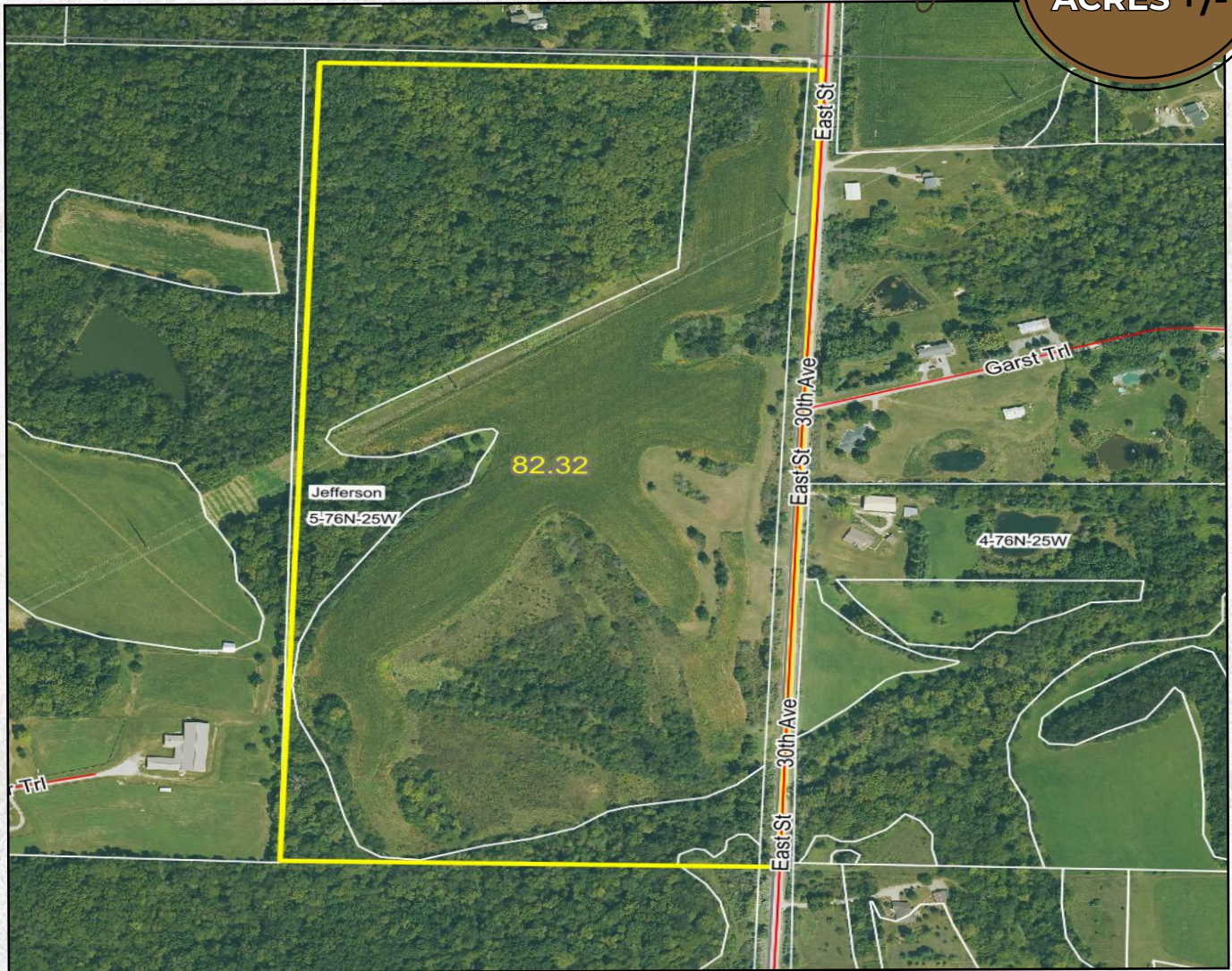
LUKE SKINNER | LAND BROKER
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515-468-3610



AERIAL PHOTO

Warren County

82
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$1,148,000 or \$14,000/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

Legal Description:

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

Tax Information:

\$1,274 +/- Estimated Annually



SOIL MAP

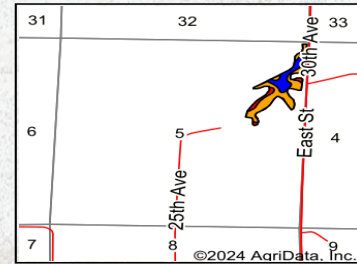
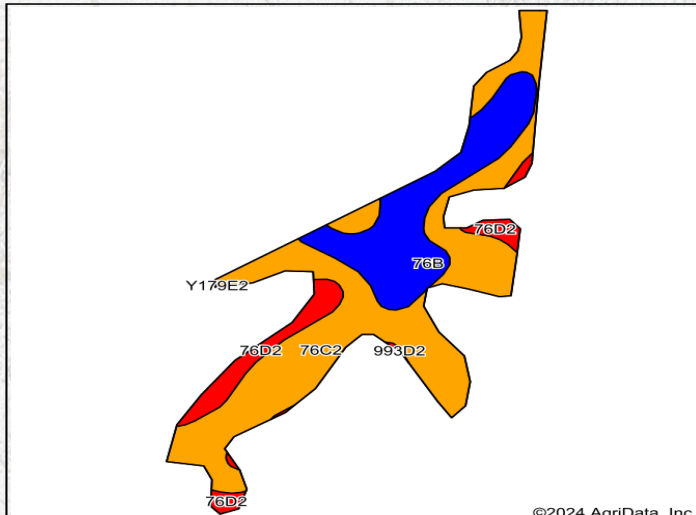
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Details

- Sought After Location... Just a short drive to West Des Moines, Iowa
- Located only a half mile off pavement and 2 miles west of HWY 28
- Building site off 30th Avenue
- 26.61 +/- FSA cropland acres
- 19 +/- Tillable acres
- 75.3 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
- 61-63 +/- 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
- Farm access from the east off 30th Avenue
- There is a powerline overhead this property
- Additional 178 acres available in separate listing
- 8 miles to Norwalk, Iowa
- 12 miles to West Des Moines, Iowa
- 14 miles to Indianola, Iowa
- 34 miles to Ankeny, Iowa

Soils Map



State: **Iowa**
 County: **Warren**
 Location: **5-76N-25W**
 Township: **Jefferson**
 Acres: **19**
 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	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans	
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	11.72	61.7%		Ille	192.0	55.7	75	65	65	
76B	Ladoga silt loam, 2 to 5 percent slopes	5.27	27.7%		Ile	212.8	61.7	86	85	77	
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	2.01	10.6%		Ille	163.2	47.3	49	55	61	
Weighted Average						2.72	194.7	56.5	75.3	69.5	*n 67.9

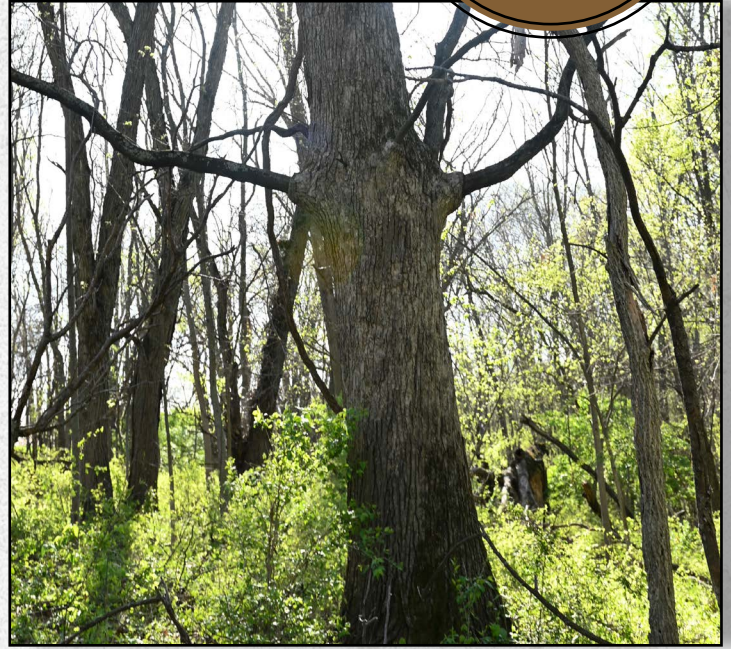
**IA has updated the CSR values for each county to CSR2.
 *i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method



PROPERTY PHOTOS

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ABOUT US

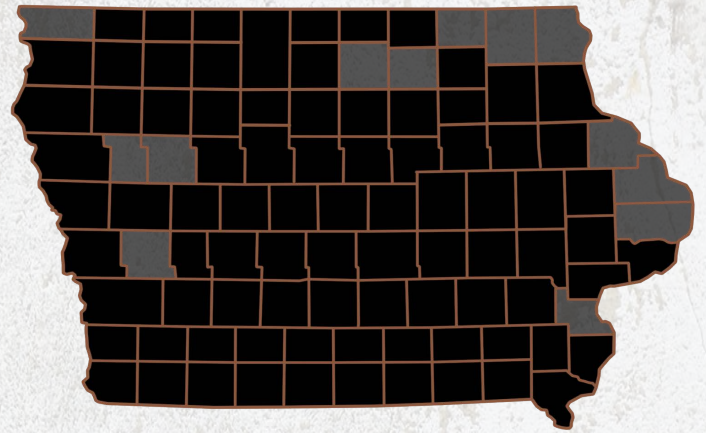
We are Iowa Land Company

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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