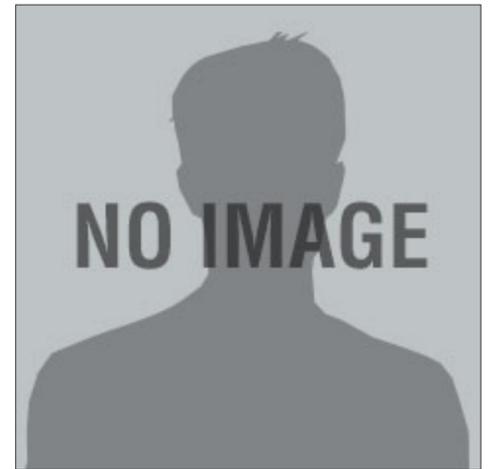
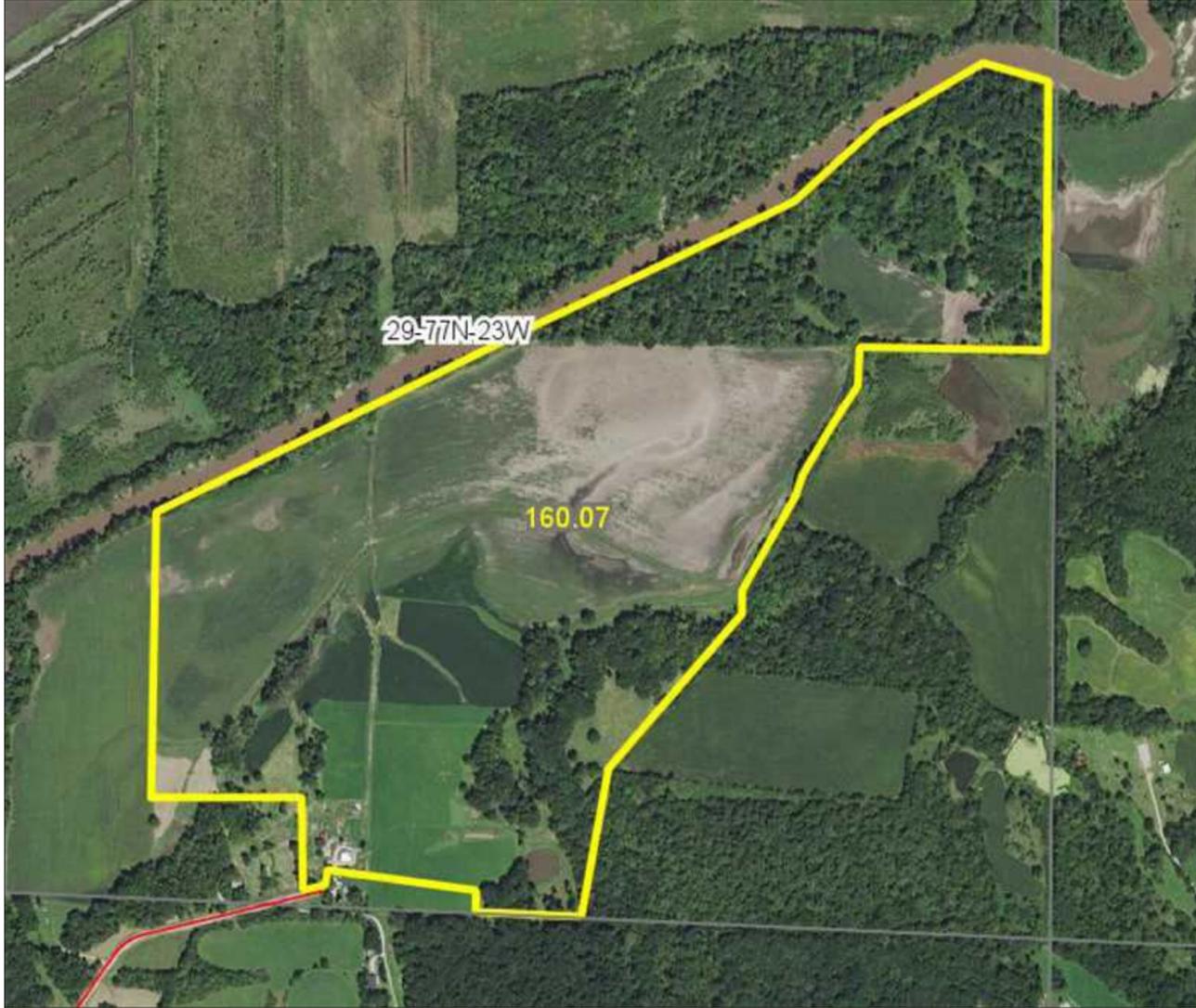


## 160 Acres of Hunting and Investment Opportunity

Address: 14471 Fairfax Street Indianola Iowa 50125



(cell)

**MOPLS ID:** 26828  
**Price:** \$640,000  
**Acres:** 160.00  
**County:** Warren  
**Farmland**  
**Recreational**

This 160 acre property is located in Warren County Iowa and only minutes from the Des Moines area. Along with this great location, there are great opportunities for investment and hunting. The property sits along the Middle River providing outstanding habitat for whitetail deer and turkey.

The property is located at the end of a dead end road ensuring the seclusion that most hunters look for as well as the deer herd. There are approximately 90 acres of fertile tillable bottom ground which generates about \$18,000 of annual income. The CSR for this tillable ground is 57. On average, this bottom ground produces about 60 bushels per acre during the bean rotation and about 160 bushels per acre during the corn rotation. There are also approximately 18 acres of alfalfa that could provide an additional \$3,000-\$3,600. Overall this property has the potential of reaching \$21,600 per year making it a 3.37% return farm based on list price.

There are many opportunities for the avid hunter on this property as well. There are approximately 50 acres of timber on this property and multiple vantage points. The power lines on the East boundary would make for a great food plot if cleared out between the poles to make it look southern style! There is also a nice 2-3 acre field that could be turned into an incredible food plot. There is also a nice 3/4 acre pond near the food plot area that provides a great water source. This property also has an additional 3 acres that may be added to the sale if the buyer would want it to be included. The property also includes some additional barns for great storage areas for your tractors or other farming equipment. The property is subject to survey and has a written recorded easement for utility access (can be found on Iowa Land Records). The easement is 32 feet wide and does not have restrictions on building next to it. All utilities, including natural gas, are



**MOSSY OAK.**  
**PROPERTIES**  
**Boley Real Estate**  
*America's Land Specialist*

Keo- 319-293-2575 & Albia- 641-932-1234  
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## 160 Acres of Hunting and Investment Opportunity

