

MIDWEST LAND GROUP PRESENTS

24 ACRES IN

WARREN COUNTY IOWA



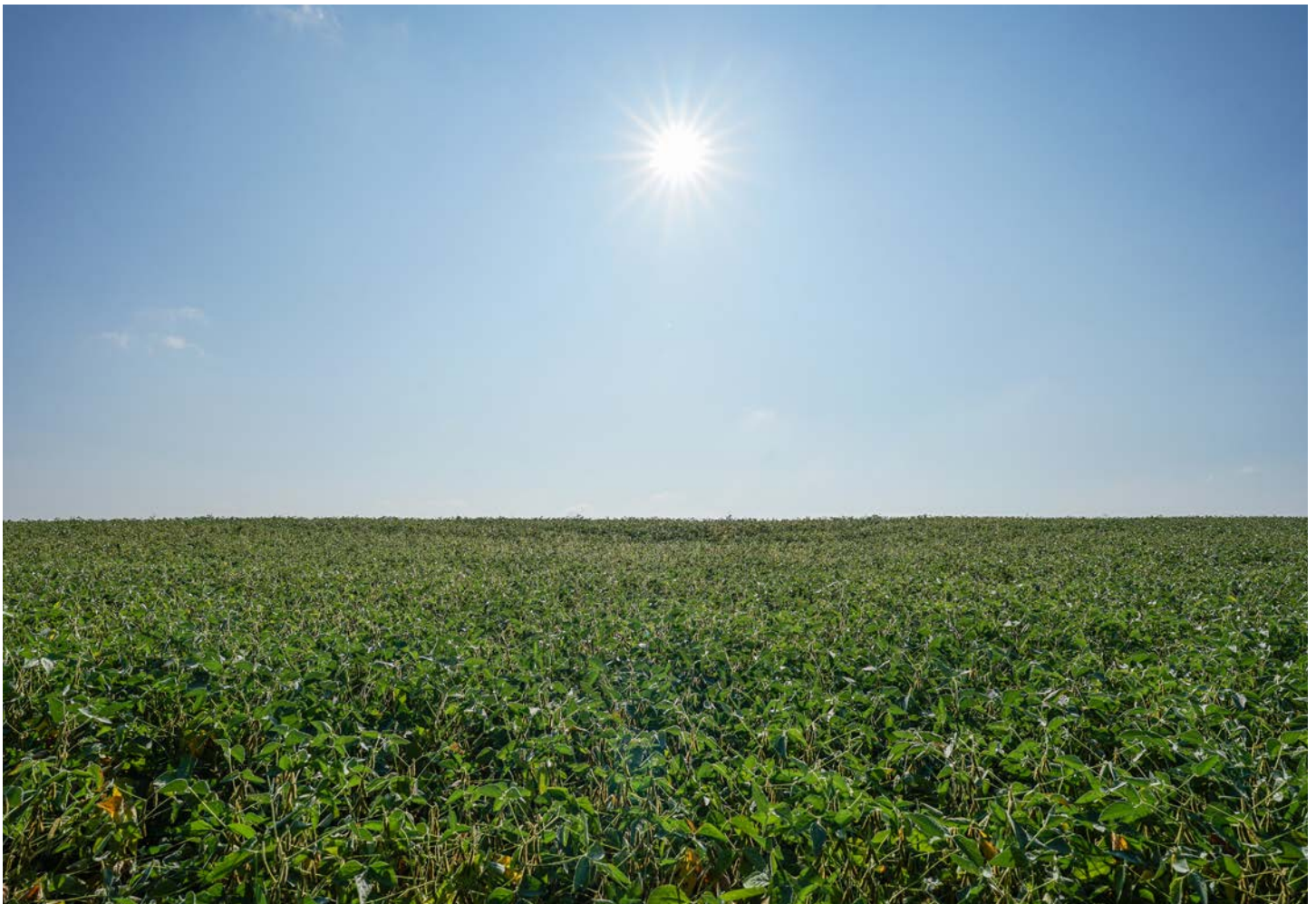
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HOBBY FARM WITH INCOME, HUNTING, AND BEAUTIFUL BUILDING SITE

Midwest Land Group is proud to present this 24 +/- acre farm near Lacona, Iowa. This beautiful multi-purpose farm on blacktop has something for everyone! It has a gorgeous build site with amazing views to the west. The farm has a large 30'x50' barn that would be great for all your livestock needs. A 40'x80' pole shed with approximately 80 percent concrete to store all your farming equipment to keep them safe from the elements. The buildings have rural water and electricity.

The farm has great quality fencing with two separate pasture areas to rotate livestock. The farm also has a stocked pond for all your fishing needs. With a preferred location/commuting distance from Des Moines, a beautiful approved building site, blacktop, income, outbuildings for storage and livestock, a stocked pond, and excellent fencing throughout. The farm is sure to have a lot of activity from potential buyers. Call Dennis Williams today at (515) 739-3053 for your private tour.



PROPERTY FEATURES

PRICE: **\$247,500** | COUNTY: **WARREN** | STATE: **IOWA** | ACRES: **24**

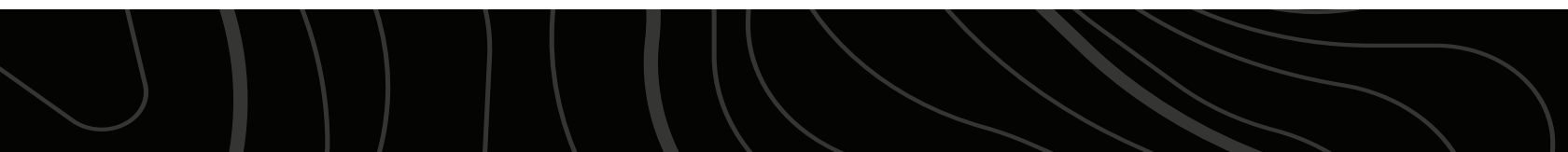
- 24 +/- acres in Warren County
- 39 miles south of Des Moines, Iowa
- 1 mile north of Lacona, Iowa
- Hobby farm
- Beautiful build site
- 40'x80' pole shed with 80 percent concrete
- 30'x50' pole shed with 18' lean-to, great for your livestock needs
- 2 separate pasture areas to rotate livestock
- Rural water and electricity at buildings
- Blacktop access
- Rolling terrain with beautiful views in every direction
- Excellent fencing
- Peaceful and private
- Large stocked pond
- Call listing agent for private showing
- Must be pre-approved



24 +/- ACRES



MIXTURE OF PASTURE AND TILLABLE



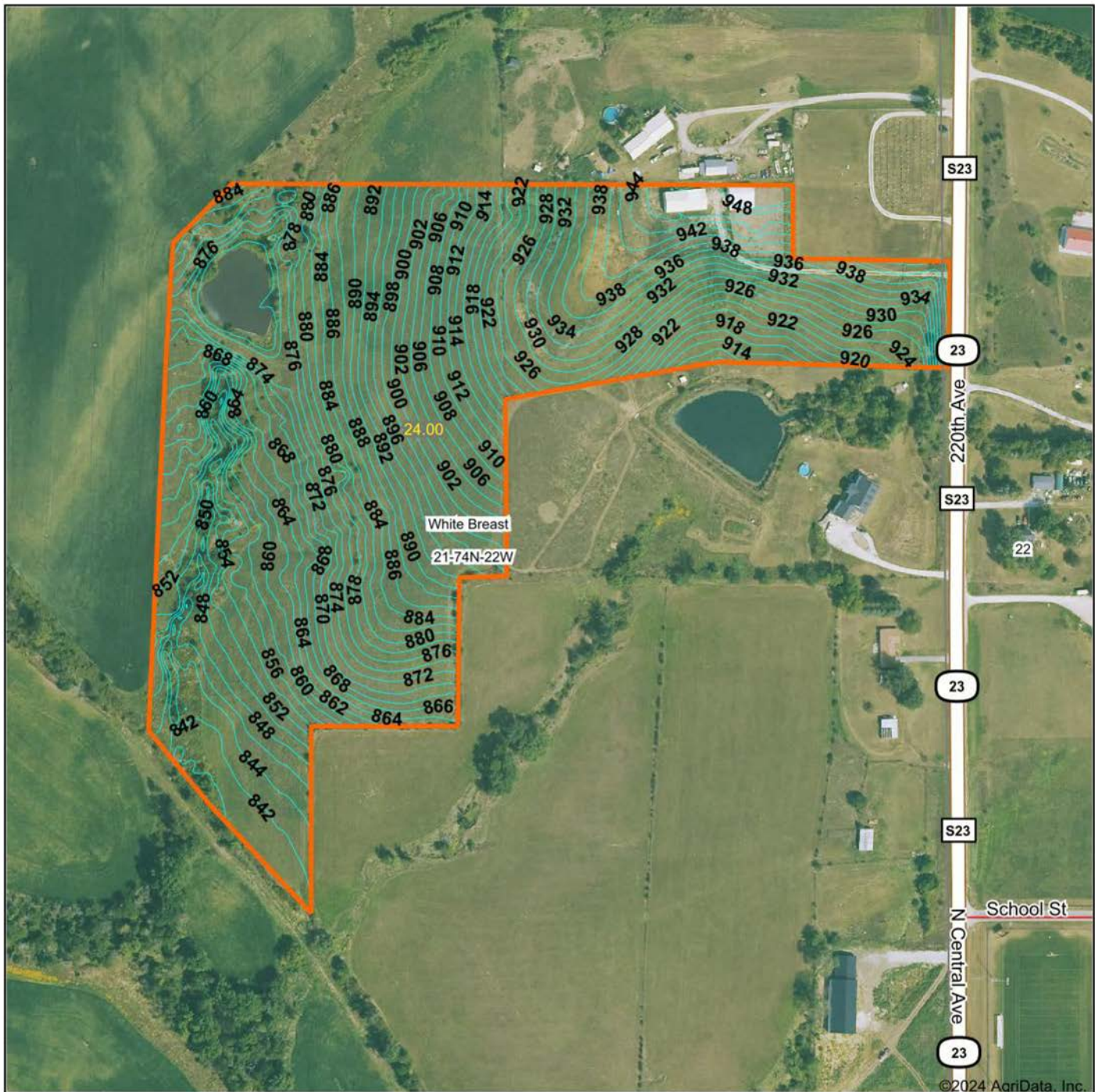
LARGE STOCKED POND



2 LARGE POLE SHEDS



AERIAL MAP



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Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 838.1

Max: 950.0

Range: 111.9

Average: 890.9

Standard Deviation: 31.14 ft

0ft 309ft 617ft

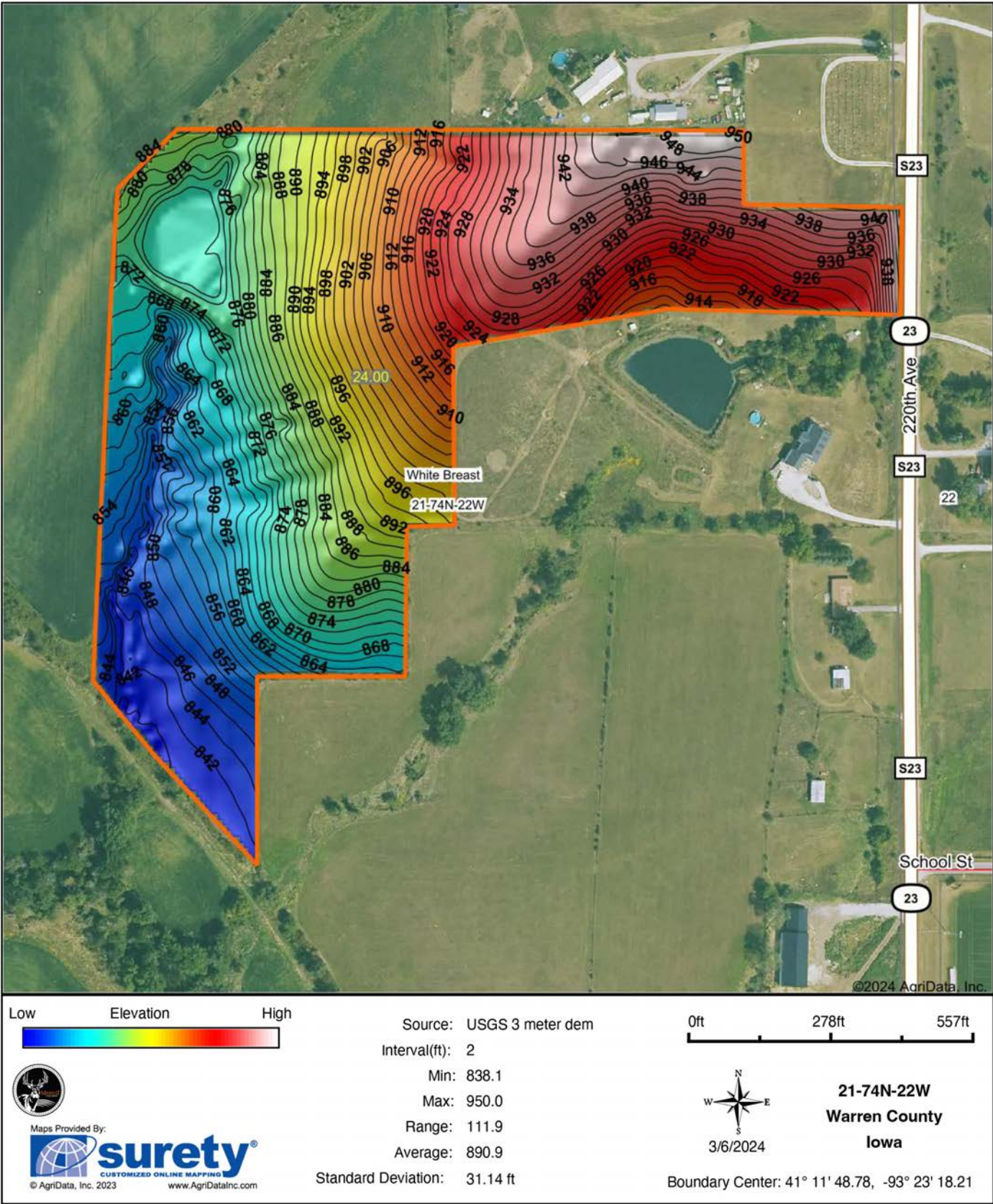


3/6/2024

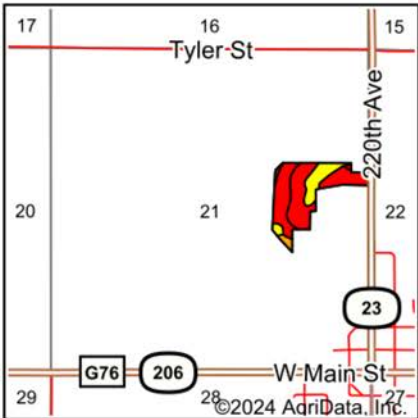
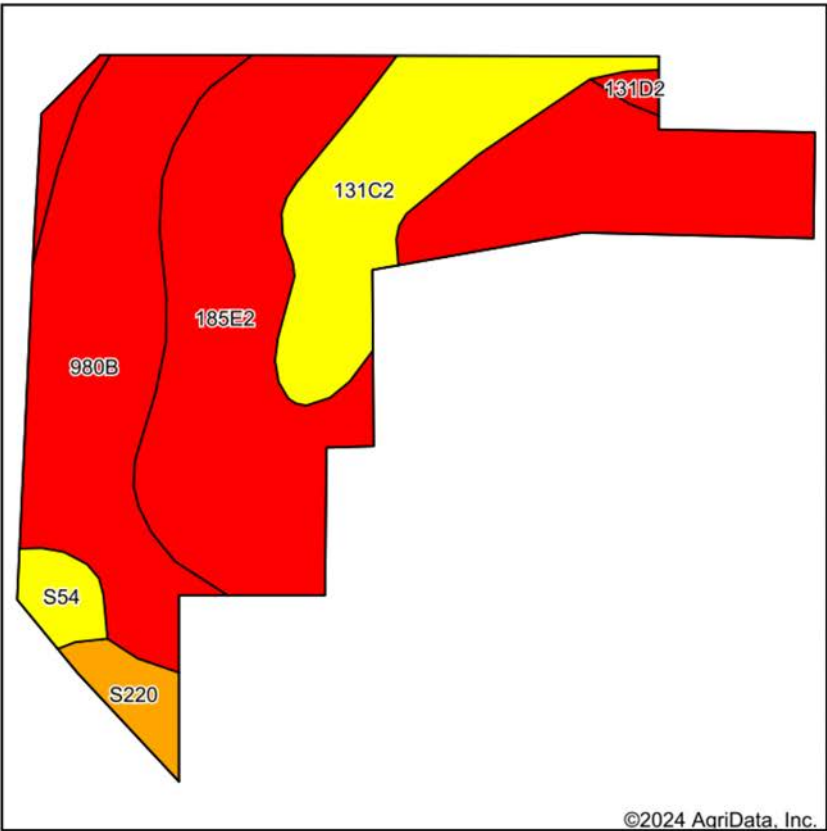
21-74N-22W
Warren County
Iowa

Boundary Center: 41° 11' 48.78, -93° 23' 18.21

HILLSHADE MAP



SOIL MAP



State: **Iowa**
County: **Warren**
Location: **21-74N-22W**
Township: **White Breast**
Acres: **24**
Date: **3/6/2024**



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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 Overall	*n NCCPI Corn	*n NCCPI Soybeans
185E2	Bauer silt loam, 14 to 18 percent slopes, moderately eroded	12.01	50.0%		Vllc	115.2	33.4	8	10	43	43	24
980B	Gullied land-Ely-Colo, occasionally flooded, complex, 2 to 5 percent slopes	6.36	26.5%		Vllc	88.0	25.5	42	25	10	10	9
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	4.13	17.2%		Ille	80.0	23.2	62	50	68	68	51
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	0.72	3.0%		Ilw	0.0	0.0	77		87	87	83
S54	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	0.61	2.5%		Ilw	0.0	0.0	68		74	74	67
131D2	Pershing silt loam, 9 to 14 percent slopes, moderately eroded	0.17	0.7%		IVe	80.0	23.2	37	40	69	69	57
Weighted Average					6.01	95.3	27.6	30.1	-	*n 40.8	*n 40.8	*n 27.8

**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.*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

OVERVIEW MAP



AGENT CONTACT

Dennis Williams has the determination and grit it takes to get the job done, which was instilled in him at a young age and evidenced through his 31 year career in logistics. Dennis grew up in Rochester, MN, where he graduated from Mayo High School and Rochester Community College. After buying and selling several of his own rec farms, Dennis and his family moved from Minnesota to pursue his dream of selling land in Iowa.

At Midwest Land Group, buyers and sellers alike know they can count on Dennis to get the job done and do it right. This agent prides himself on being a good listener who works with the utmost honesty and integrity. He relishes in the fact that many lifelong friendships are made through real estate transactions and looks forward to creating lasting memories with each client.

Dennis is passionate about pursuing whitetails, having even owned his own whitetail consulting business. He had his hunts filmed and shared on Hunter's Specialties Primetime videos, and afterward was hired as a pro staff member on the TV show Driven with Pat and Nicole. When he's not helping clients achieve their land real estate needs, Dennis enjoys hunting and fishing, and spending time with his family, including wife, Janet, son Daniel, and daughter Brooklyn.



DENNIS WILLIAMS,
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