



WARREN COUNTY, IOWA

LAND FOR SALE

93.14

SURVEYED ACRES

OFFERED AS 3 LISTINGS

Listing #18269 | Listing #18270 | Listing #18271

MIKE NELSON

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 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS



LISTING #18269 - TILLABLE SOILS

Code	Description	Acres	% of field	IA CSR2
76C2	Ladoga silt loam	11.73	43.19%	75
Y428B	Ely silty clay loam	7.97	29.36%	88
76D2	Ladoga silt loam	4.21	15.49%	49
Y179E2	Gara loam	1.73	6.36%	32
792D2	Armstrong loam	0.59	2.17%	7
54	Zook silty clay loam	0.55	2.02%	67
133B	Colo silty clay loam	0.22	0.81%	74

AVERAGE: 70.1



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CAMERA TO VIEW
THIS LISTING ONLINE!

LISTING #18269

93.14 SURVEYED ACRES

CSR2 | 70.1

Warren County, Iowa Land for Sale - Peoples Company presents a unique combination farm approximately two miles southwest of Norwalk, Iowa, one of the fastest growing cities in Iowa with a 43% increase in population from 2010 to 2020, and is a short drive from the Des Moines Metro area. The property features 93.14 surveyed acres of building sites, income producing crop acres, and recreational opportunities combined with possible future development.

The gentle rolling topography fosters numerous building site locations for a residential dwelling on the west parcel and/or east two parcels. The farm features a lane that leads to a cabin, built in 2002, in the middle of the property. A well was dug and electric services were installed with the plans to build a future home. These electrical services are currently shut off, and the cabin is in below-average condition. Additional utilities through MidAmerican Energy and Warren Water District are available at the road.

There are an estimated 27.16 FSA cropland acres carrying a high quality CSR2 rating of 70.1, compared to the Warren County average of 57.3. These acres are leased to a local farmer for the 2025 cropping season. With some clean-up work, a large portion of the farm could be converted into income producing row crop acres.

This property offers excellent recreational potential with a trail system in place that provides access throughout much of the farm. The area is known for strong populations of deer, turkeys, and small game, making it a great option for hunting and outdoor enthusiasts. There is a 25' wide owned entrance lane on the eastern parcel to 45th Place that would allow additional access to the entire property. Enjoy the convenience of an accessible tract of land within only a short commute from the Des Moines Metro.

The City of Norwalk has recently annexed approximately 2,900 acres that are adjacent to the southern property line of this farm. In the future, there may be development opportunities. In addition, property is also being offered as a West Tract (28.89 Acres; Listing #18270) and East Tract (64.25 Acres; Listing #18271). Please contact the listing agents for additional details. Property is located in Sections 27 and 28 of Linn Township in Warren County, Iowa.



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LISTING #18270 - TILLABLE SOILS

Code	Description	Acres	% of field	IA CSR2
Y428B	Ely silty clay loam	6.12	38.61%	88
76C2	Ladoga silt loam	5.52	34.83%	75
76D2	Ladoga silt loam	4.00	25.24%	49
133B	Colo silty clay loam	0.21	1.32%	74
AVERAGE: 73.5				



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LISTING #18270

28.89 SURVEYED ACRES

CSR2 | 73.5

Warren County, Iowa Land for Sale - Peoples Company presents a unique combination farm approximately two miles southwest of Norwalk, Iowa, one of the fastest growing cities in Iowa with a 43% increase in population from 2010 to 2020, and is a short drive from the Des Moines Metro area. The property features 28.89 surveyed acres of building sites, income producing crop acres, and recreational opportunities combined with possible future development.

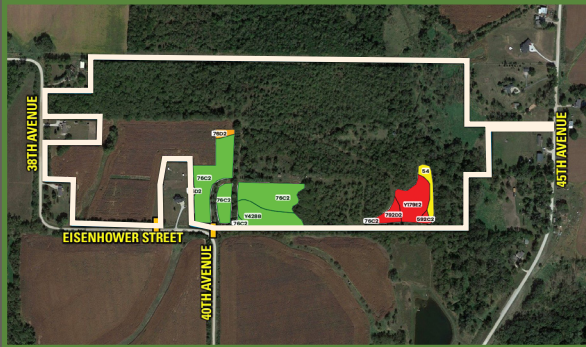
The gentle rolling topography fosters numerous building site locations for a residential dwelling anywhere on the tract, along with an estimated 15.76 FSA cropland acres carrying a high quality CSR2 rating of 73.5, compared to the Warren County average of 57.3. These currently farmed acres are leased to a local farmer for the 2025 cropping season. With some clean-up work, a portion of the property could be converted into additional income producing row crop acres.

This property offers excellent recreational potential with wooded timber on the northern portion of the property, in an area known for strong populations of deer, turkeys, and small game, making it a great option for hunting and outdoor enthusiasts. There is a small entrance off Eisenhower Street located on the southeast corner of the property for the convenience of an accessible tract of land within only a short commute from the Des Moines Metro. Additional utilities through MidAmerican Energy and Warren Water District are available at the road.

The City of Norwalk has recently annexed approximately 2,900 acres that are adjacent to the southern property line of this farm. In the future, there may be development opportunities. In addition, property is also being offered as an East Tract (64.25 Acres; Listing #18271) and Entire Property (93.14 Acres; Listing #18269). Please contact the listing agents for additional details. Property is located in Section 28 of Linn Township in Warren County, Iowa.

WARREN COUNTY, IOWA





LISTING #18271 - TILLABLE SOILS

Code	Description	Acres	% of field	IA CSR2
76C2	Ladoga silt loam	6.19	54.68%	75
Y428B	Ely silty clay loam	1.87	16.52%	88
Y179E2	Gara loam	1.73	15.28%	32
792D2	Armstrong loam	0.59	5.21%	7
54	Zook silty clay loam	0.55	4.86%	67
76D2	Ladoga silt loam	0.23	2.03%	49

AVERAGE: 65.4



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LISTING #18271

64.25 SURVEYED ACRES

CSR2 | 65.4

Warren County, Iowa Land for Sale - Peoples Company presents a unique combination farm approximately two miles southwest of Norwalk, Iowa, one of the fastest growing cities in Iowa with a 43% increase in population from 2010 to 2020, and is a short drive from the Des Moines Metro area. The property features 64.25 surveyed acres of building sites, income producing crop acres, and recreational opportunities combined with possible future development.

The gentle rolling topography fosters numerous building site locations for a residential dwelling anywhere on the tract. The farm features a lane that leads to a cabin, built in 2002, in the middle of the property. A well was dug and electric services were installed with the plans to build a future home. These electrical services are currently shut off, and the cabin is in below-average condition. Additional utilities through MidAmerican Energy and Warren Water District are available at the road.

There are an estimated 11.32 FSA cropland acres carrying a high quality CSR2 rating of 65.4, compared to the Warren County average of 57.3. These currently farmed acres are leased to a local farmer for the 2025 cropping season. With some clean-up work, a large portion of the property could be converted into income producing row crop acres.

This property offers excellent recreational potential with a trail system in place that provides access throughout much of the farm. The area is known for strong populations of deer, turkeys, and small game, making it a great option for hunting and outdoor enthusiasts. There is a 25' wide owned entrance lane on the eastern parcel to 45th Place that would allow additional access to the entire property. Enjoy the convenience of an accessible tract of land within only a short commute from the Des Moines Metro.

The City of Norwalk has recently annexed approximately 2,900 acres that are adjacent to the southern property line of this farm. In the future, there may be development opportunities. In addition, property is also being offered as a West Tract (28.89 Acres; Listing #18270) and the entire property (93.14 Acres; Listing #18269). Please contact the listing agents for additional details. Property is located in Sections 27 and 28 of Linn Township in Warren County, Iowa.



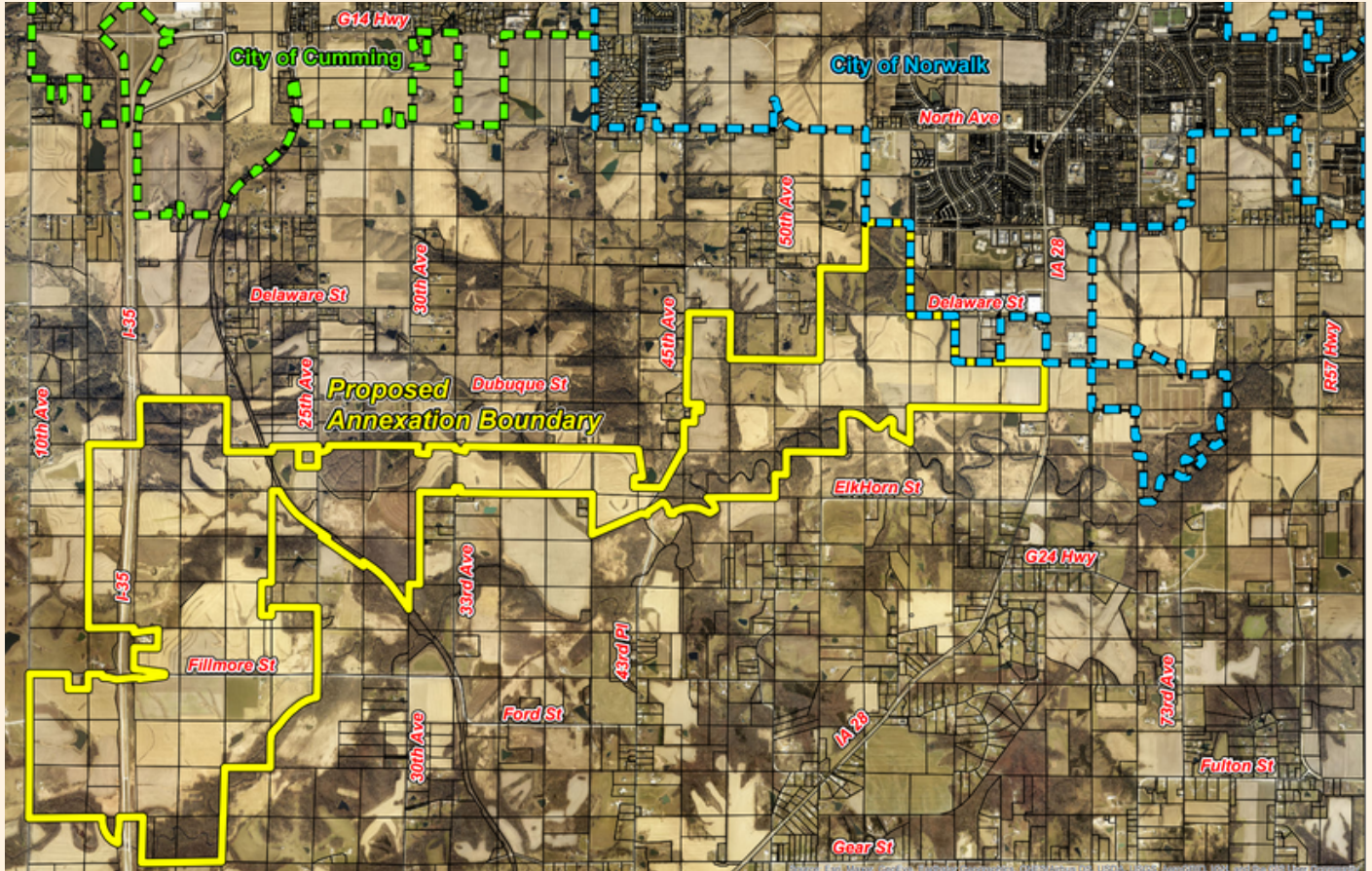
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WARREN 93.14 SURVEYED ACRES

COUNTY, IA

Recent Norwalk, IA Annexation Map



Directions to Property

From Norwalk, Iowa: Travel west out of town on County Highway G14 for approximately 1 mile and take slight left (southwest) onto Clarke Street. Continue for 2 miles and then turn left (south) onto 30th Avenue, continue for approximately 2 miles, and road turns to the left (east) and becomes Dubuque Street. Continue for approximately 0.75 miles to 38th Avenue. The western property is along the east side of 38th Avenue, and the southern property is on the north side of Eisenhower Street. Look for the Peoples Company signs.

From Cumming, Iowa (The Agrihood's Great Western Crossing Neighborhood at County Highway G14/30th Avenue intersection): Travel south on 30th Avenue for approximately 2 miles and road turns to the left (east) and becomes Dubuque Street. Continue for approximately 0.75 miles to 38th Avenue. The western property is along the east side of 38th Avenue, and the southern property is on the north side of Eisenhower Street. Look for the Peoples Company signs.

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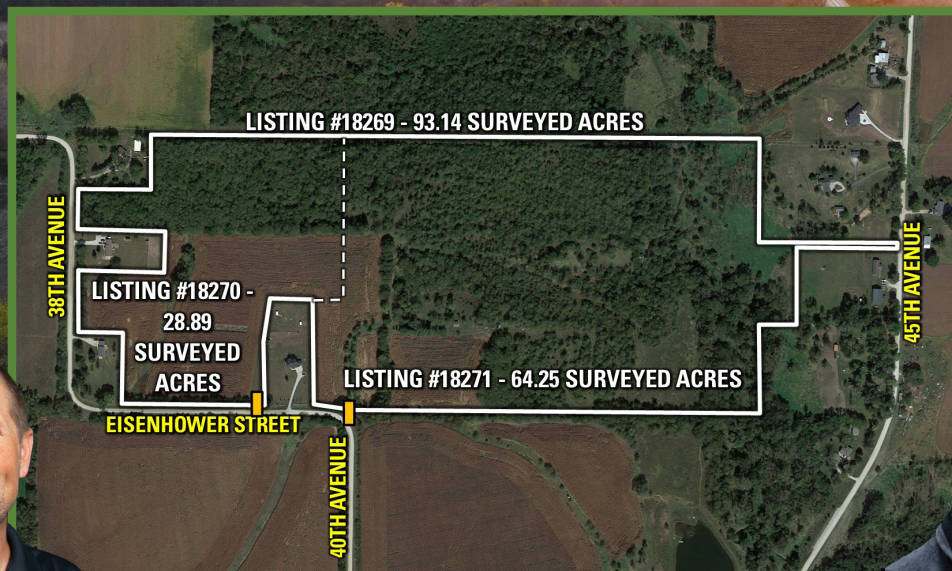


12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18269 | #18270 | #18271

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