

► *Land Available* ◀

MADISON COUNTY IOWA

LISTING #17294

ASKING PRICE: \$897,000



Kolt Kiburz | 515.468.5035
Kolt@PeoplesCompany.com
IA LIC S68372000

Matt Adams | 515.468.5035
Matt@PeoplesCompany.com
IA LIC S59699000

160.00 Acres M/L

Farmland Available in Madison County, Iowa

Peoples Company is pleased to present this one-of-a-kind opportunity with an extraordinary multi-use farm that contains a perfect blend of productive soils and unparalleled hunting grounds. This property consists of 115.26 FSA Tillable Acres with a CSR2 of 45.2. There is also the opportunity for a manure easement to be put in place to ensure the future fertility of the soil. With a successful past cropping history & strong fertility plan in place, this land is primed for a variety of crops, offering an excellent opportunity for agricultural entrepreneurs to cultivate and capitalize on the bountiful yields that this fertile soil provides.

For outdoor enthusiasts and avid hunters, this property is a true gem. Secluded and overlooked pieces of timber that adjoin food sources are often destination cover for mature deer through hunting season and cold winter months, which explains this farm perfectly. With timbered draws running conveniently through the farm, there is sure to be a multitude of whitetails passing through. Along with the timbered draws, the diverse terrain contains food, cover & water which provides an ideal habitat for game animals of all kinds, and this area has a reputation for doing just that.

Nestled in a tranquil setting, the property offers more than just fertile soil and hunting grounds – it provides a backdrop for a serene and peaceful lifestyle. Build your dream home and wake up to breathtaking views, surrounded by the beauty of nature, and enjoy the peace that comes with owning a piece of land that embodies the best of country living. SIRWA provides rural water to the property and Farmers Cooperative provides electricity, both of which are located within half a mile down the road. Contact the Listing Agent for more details. Immerse yourself in the excitement of exceptional hunting opportunities and picturesque countryside amidst the natural beauty of Madison County and take a look at this farm today.

This property is located in Section 26 of Grand River Township In Madison County, Iowa just 2.5 miles south of the Macksburg Highway on Elmwood Avenue & 330th Street.



IMPROVEMENTS:

- Added 42.94 acres into production this year that was previously pasture.
- Removed fence lines to allow for additional acres to be brought into production seamlessly.

COVENANTS:

- None.

DETAILS:

- The new owner will have the option of placing a manure easement on this farm.
- Contact listing agent Kolt Kiburz for more details.

Kolt Kiburz | 515.468.5035

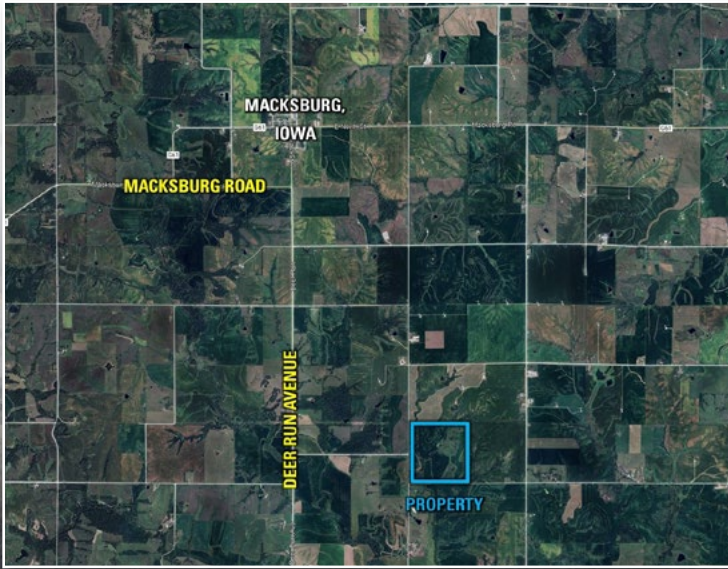
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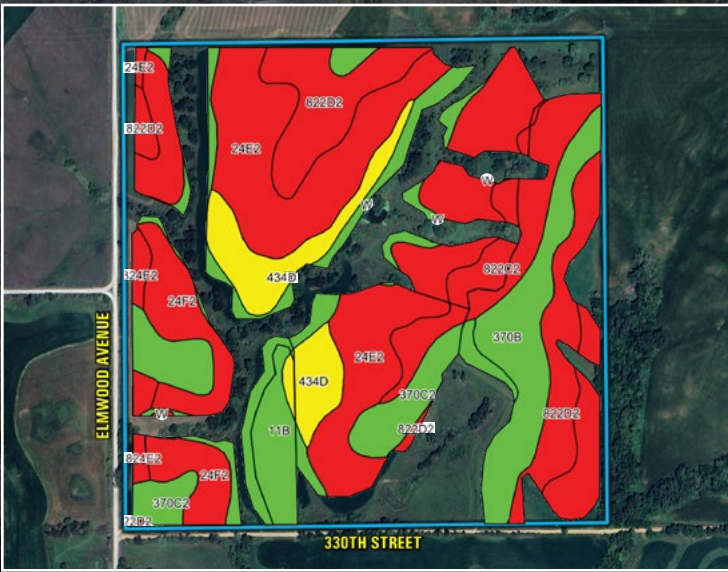
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Directions

From Macksburg, Iowa: Travel south out of town on Deer Run Avenue for 2.75 miles to 328th Trail. Turn left (east) onto 328th Trail and continue east for one mile to Elmwood Avenue. The property will be directly to the east of the T-intersection. Look for the Peoples Company sign.



Price: \$897,000

Net Taxes: \$\$2,110

CSR2: 45.20

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TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2 LEGEND	CSR2
24E2	Shelby clay loam	35.82	31.1%	●	35
822D2	Lamoni clay loam	14.92	12.9%	●	7
11B	Colo silty clay loams	12.93	11.2%	●	80
24F2	Shelby clay loam	11.76	10.2%	●	20
370B	Sharpsburg silty clay loam	11.03	9.6%	●	91
822C2	Lamoni clay loam	9.08	7.9%	●	31
370C2	Sharpsburg silty clay loam	9.06	7.9%	●	80
434D	Arbor loam	8.72	7.6%	●	60
824E2	Shelby Lamoni complex	1.86	1.6%	●	26
W	Water	0.08	0.1%	●	0

WEIGHTED AVERAGE: 45.2

160.00

Acres M/L



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com



SCAN THE QR CODE TO
THE LEFT WITH YOUR
PHONE CAMERA TO VIEW
THIS LISTING ONLINE!

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