

LAND FOR SALE



23.72ACRES M/L MADISON COUNTY, IOWA



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LISTING # 13094

PRICE: \$109,113 (\$4,600/Acre)

DESCRIPTION: 23.72 Acre m/l building site just off Interstate 35 in Madison County. Located just west of Bevington along Highway 92, this property offers just about everything you could want in a building site. The timber lined Middle River snakes along the south and east boarder of the property offering plenty of wildlife. 14 tillable acres m/l carry a weighted average CSR of 55.3, these acres have been planted to Native Grass and Wildflowers including Big Bluestem, Indian Grass, Black-eyed Susan, Sunflowers, and Purple Prairie Clover to name a few, which offers great bedding and nesting areas for deer, turkey, and upland game birds. A building pad has been prepared overlooking the pond and offers great views in all directions. Please contact listing agent for the Geotechnical Engineering Report including Soil Boring results and building recommendations. The property has quick access to Interstate 35 and is a convenient 20 minute commute to West Des Moines.

TAXES: \$166 Annually

ZONING: Agriculture

SCHOOL DISTRICT: Martensdale/St. Mary's

DIRECTIONS: From West Des Moines: Take Interstate 35 south to Highway 92. Take Highway 92 west through Bevington. The Property is along the south side of Highway 92.

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