

PRICE REDUCED!

MADISON COUNTY LAND FOR SALE

118.33
ACRES M/L

Settlers Trail
St. Charles, IA 50240

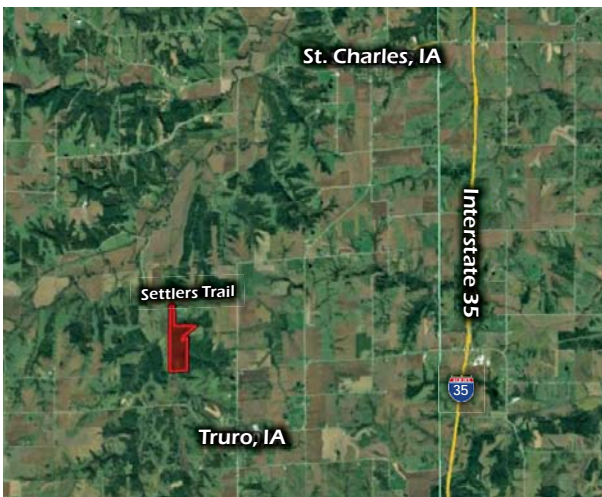
Madison County, IA
118.33 Acres M/L

Price: \$399,000
Price/Acre: \$3,372



LISTING: #13880

118.33 acres m/l of diverse Madison County land! This is a premium hunting and recreational property with great income and building spot potential. Food plots, timber, brush and creeks in a quality deer managed area make this the ultimate turn-key farm for a recreational enthusiast. There are many feeding areas for wildlife with clover inter-seeded throughout the property as well as three food plot areas. This, combined with the large surrounding wooded areas, has allowed the owner to see nearly 100 deer feeding at night and harvest a Boone and Crockett buck in two of the last three years. Income is provided by grass hay planted throughout the property as well as the ability to pasture the entire 118.33 acres. The new driveway to the property provides access to some amazing views of Madison County that you will not find anywhere else. Farm is located southwest of St. Charles in Sections 4 and 9 of Ohio Township, Madison County, Iowa.



FARM DETAILS

DCP Cropland Acres: 30.11
Oat Base: 3.4 Acres with a PLC Yield of 50
Corn Base: 21.9 Acres with a PLC Yield of 96
Total Base Acres: 25.3

IMPROVEMENTS

New gravel driveway, partial rural water line, and excellent fencing.

LEGAL DESCRIPTION

118.33 Acres located in Sections 4 and 9 of Ohio Township, Madison County, Iowa.

DIRECTIONS

From St. Charles: Travel south on Truro Road for 3 miles to 280th Street. Turn west and follow along 280th Street for 1.5 miles around curve to Settlers Trail. Head west on Settlers Trail for 1 mile to the property. Farm is located on the south side of the road.



For more information, maps, and pictures look up listing #13880 on our website: PeoplesCompany.com

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