

# MADISON COUNTY

*countryside building site*



**Keaton Dreher** 515.650.1276  
Keaton@PeoplesCompany.com

**Steve Bruere** 515.222.1347  
Steve@PeoplesCompany.com

170.51

TOTAL  
ACRES  
ML



# build your dream home

## 130th Street | Cumming, Iowa 50061

Peoples Company is pleased to present 170.51 acres m/l, offered as four separate tracts, that would serve as the perfect location for an executive building site. This property possesses everything someone looking to build would desire, including incredible views of the Madison County countryside and utilities conveniently located at the road. There are multiple spots to build that are suitable for nearly all home types. This premier location is ideally situated just minutes from the Des Moines Metro, approximately three miles from the newly constructed Microsoft Data Center, and two miles from direct access to Interstate 35.

This is a perfect chance to build your dream home with no covenants and easy access to amenities. Take advantage of this rare opportunity!

**School District:** Winterset Schools

**General Area:** Southwest of Cumming, Iowa

**Total Acres:** 170.51 Acres M/L (Four Tracts)



**19.75 Acres M/L**

LISTING #15233

Price: \$237,000

Price per Acre: \$12,000



**19.75 Acres M/L**

LISTING #15234

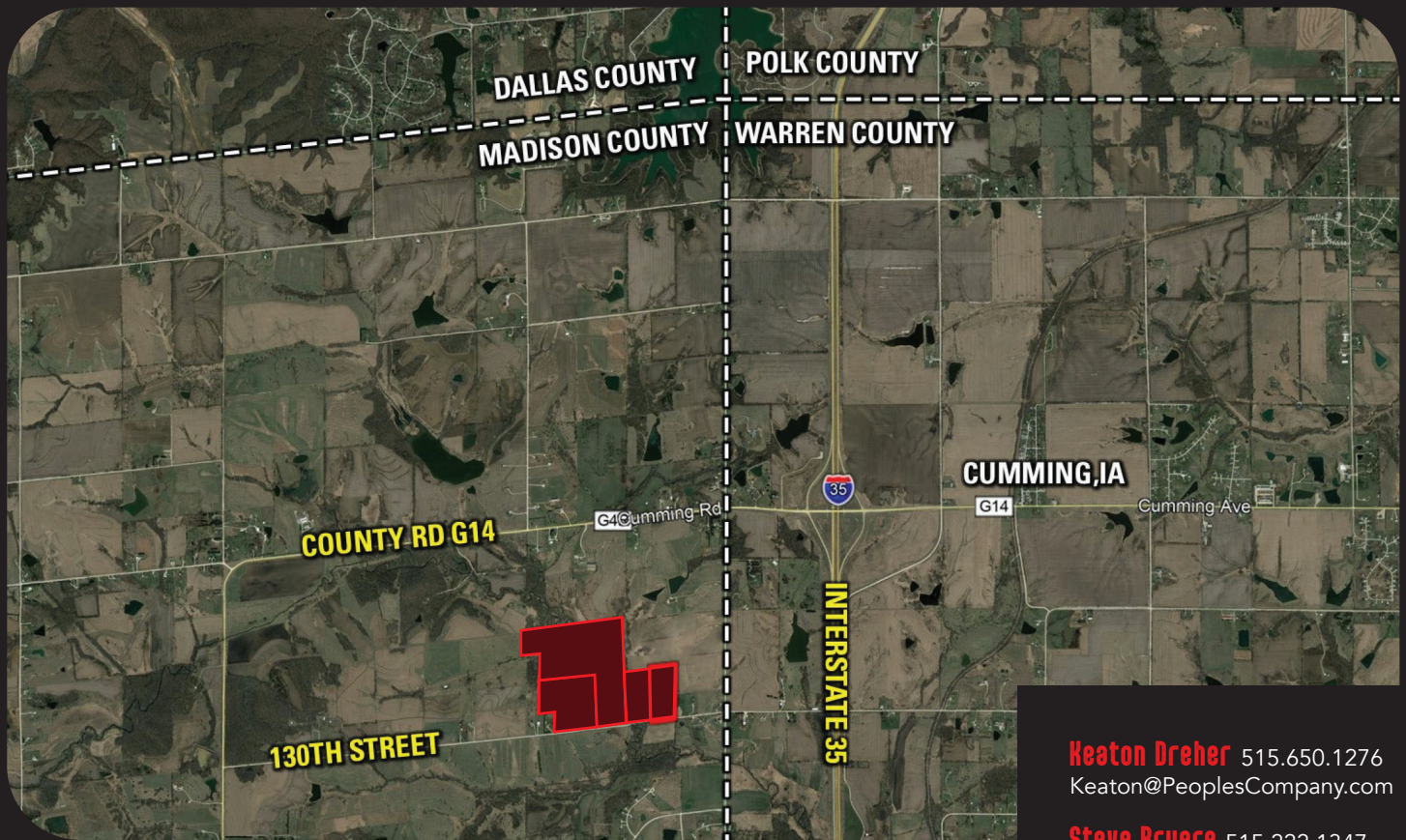
Price: \$217,250

Price per Acre: \$11,000



170.51 TOTAL ACRES M/L





**Heaton Dreher** 515.650.1276  
 Keaton@PeoplesCompany.com

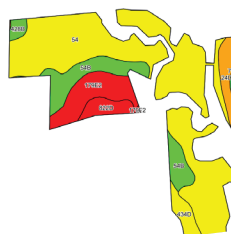
**Steve Bruere** 515.222.1347  
 Steve@PeoplesCompany.com



### 90.92 Acres M/L

LISTING #15235

**Price:** \$545,580  
**Price per Acre:** \$6,000



CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
54	Zook silty clay loam	40.11	62.8%	67
54B	Zook silty clay loam	8.08	12.6%	70
179E2	Gara loam	6.37	10.0%	32
24D2	Shelby clay loam	3.13	4.9%	49
822D	Lamoni clay loam	2.23	3.5%	13
434D	Arbor loam	2.13	3.3%	60
76C2	Ladoga silt loam	0.90	1.4%	75
428B	Ely silty clay loam	0.88	1.4%	88
179F2	Gara loam	0.09	0.1%	16
<b>Weighted Average</b>				<b>61.2</b>



### 40.09 Acres M/L

LISTING #15236

**Price:** \$600,000  
**Price per Acre:** \$14,966

### Directions

From Exit 65 (Cumming/Norwalk): Travel west on Highway G14 for .5 miles before turning left on 10th Avenue. Travel south on 10th Avenue for one mile before turning right on 130th Street. Continue west on 130th Street for .25 miles and the property will be on the north side of the road. Look for Peoples Company signs





12119 Stratford Drive, Suite B  
Clive, Iowa 50325

**PEOPLESCOMPANY.com**

LISTINGS #15233, 15234,  
#15235, AND #15236



## CONTACT

**Keaton Dreher** 515.650.1276  
Keaton@PeoplesCompany.com

**Steve Bruere** 515.222.1347  
Steve@PeoplesCompany.com

