

# LAND FOR SALE

## LISTING #15372

**PRICE:** \$288,000 (\$12,000/Acre)

### DESCRIPTION:

Fantastic 24 acres m/l building site overlooking the North river bottom. Excellent potential for hobby farm and homesteading. The property offers approximately 17.36 acres m/l currently in a corn/soybean rotation. The tillable acres carry a weighted average CSR2 of 71.7. This property is conveniently located just south of Cumming, just a short commute to the Des Moines metro.

### DIRECTIONS:

From the intersection of Mills Civic Parkway & Interstate 35 in West Des Moines, head south on Interstate-35 for 5 miles. Take exit 65 and turn right (west) onto Cumming Avenue for 0.4 miles. Turn left (south) onto 10th Avenue for 4.5 miles. Property is on the eastside of 10th Avenue. Look for Peoples Company signs.

### ADDITIONAL INFO:

Access to rural water will require a line extension of approximately 1/4 mile. Contact listing agent for estimated cost. Portions of this property are in the floodplain.

### KENNY HERRING

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## 24 ACRES M/L

10TH AVENUE, WARREN CO., NORWALK, IA



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