

80 ACRES M/L

LISTING #16529



Farmland Available
MADISON COUNTY

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Valleyview Trail Winterset, IA 50273

MADISON COUNTY

Peoples Company is pleased to offer 80 acres m/l of Madison County farmland located less than 1/4 mile off of Highway 92 and less than 20 minutes from West Des Moines. The property includes 70.25 tillable acres m/l with an average CSR2 rating of 44.5. Primary soils include Wabash silty clay loam and Colo silty clay loam. Over the past two years, the property has undergone significant improvements including tree clearing, drainage tile installation work, surface ditching, and new oversized field entrances allowing for larger farm equipment. Approximately 74,237 feet of drainage tile was installed in the Fall of 2020 enhancing drainage and farmability. From a fertility standpoint, the farm had chicken litter applied for the 2021 and 2022 crops. The 2022 farm tenant has been terminated but would be happy to negotiate an agreement for 2023.



The property includes a surveyed 5-acre building site in the northwest corner suitable for nearly all home types. The location is highly desirable due to the proximity to the Des Moines Metro and being within the Winterset Community School District. Warren Rural Water District has a 4-inch line along the east side of Valley View Trail. MidAmerican Energy has electricity bordering the road as well. The property currently has access to utilities onsite. With no covenants or deed restrictions, the property has endless uses including equestrian activities, hobby farming, livestock, 4-H projects, etc. Contact agent for more information.

Farm Program Information

Corn: 20.02 Base Acres with a PLC Yield of 99

Soybeans: 35.98 Base Acres with a PLC Yield of 36

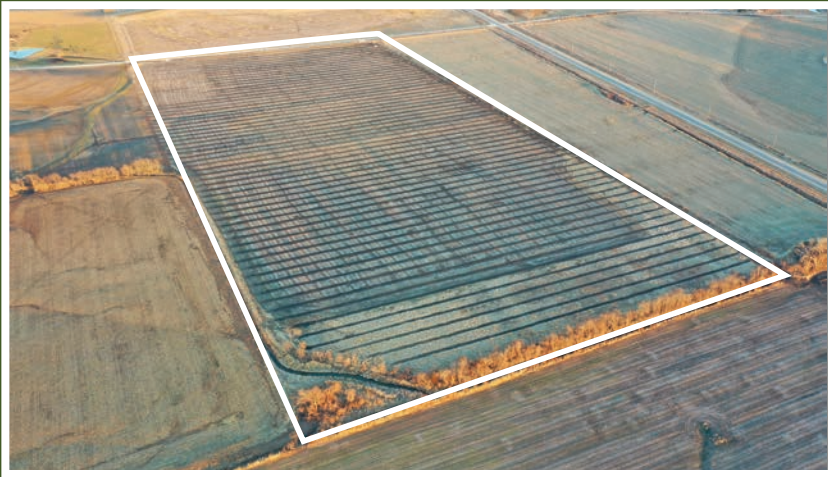
80

Net Taxes: \$1,184

ACRES M/L

Directions

From West Des Moines, Iowa: Travel south on I-35 to exit 56. Travel west on Highway 92 approximately 3 miles to Valleyview Trail. Head North on Valleyview Trail approximately one-quarter (0.25) mile and the property will be on the west side of the road.



Tillable Soil Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
248	Wabash silty clay loam	55.99	79.7%		37
133	Colo silty clay loam	7.64	10.9%		78
54B	Zook silty clay loam	4.88	6.9%		70
54	Zook silty clay loam	1.74	2.5%		67
Weighted Average					44.5



Tile Map



Price **\$840,000**

Price Per Acre
\$10,500/acre



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