

Land Available

MADISON COUNTY, IOWA

160 ACRES M/L



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Peoples Company & Knapp Properties are proud to present 160 acres m/l of highly sought after farmland in Madison County, Iowa. Located 10 minutes from Van Meter and 15 minutes from West Des Moines, Iowa, this expansive property offers a rare blend of seclusion, accessibility, and diverse potential in one of Central Iowa's most desirable regions. Featuring lush pasture, wooded draws, and multiple ponds, this parcel is perfectly suited for livestock grazing, recreational use, or as a long-term investment.

The property is within the Rural Residential Zone on Madison County's future land use map and sits between Woodland Valley Estates and Timber Ridge Estates. An engineering study confirmed water capacity for up to 30 lots. While not guaranteed, this opens the door for future landowners to explore potential development, subject to zoning and site approvals.

Utility Providers: Mid-American Energy and Warren Water District.



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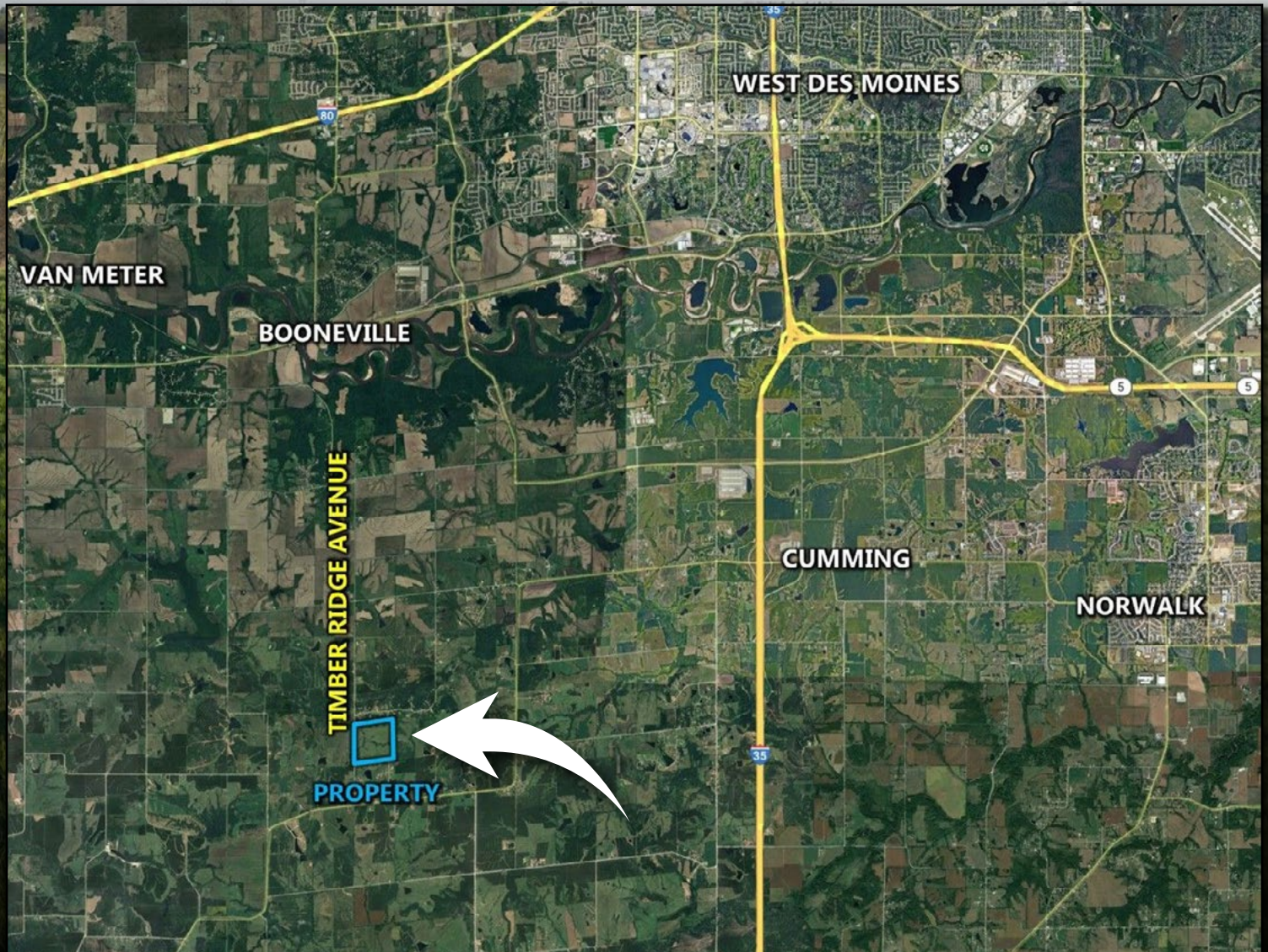
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Asking Price: \$2,400,000 | Net Taxes: \$1,982.00 | 160 Acres M/L | Listing #18321

Directions

From Van Meter, Iowa: Head east on County Highway F90 for 2.5 miles. Turn right (south) on Badger Creek Road and continue for 1.5 miles. Turn left on 105th Street and continue east for 1.5 miles. Turn right (south) on Timber Ridge Avenue and continue for 3 miles. The property is located on the left (east) side of the road. Look for Peoples Company & Knapp Properties Signage.

From West Des Moines, Iowa: From the intersection of G14 Highway & Interstate 35, head west on G14 Highway/Cumming Road for 7.8 miles. Turn right (north) on Timber Ridge Avenue for 0.5 miles. The property is located on the right (east) side of the road. Look for Peoples Company & Knapp Properties Signage.



160
ACRES M/L



Listing #18321





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18321



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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