



LISTING #17979
36.46 ACRES M/L

**MADISON
COUNTY**
Iowa

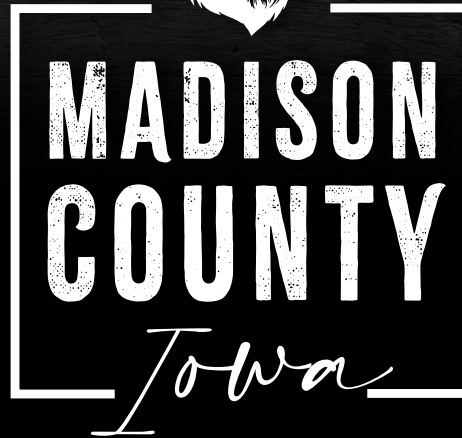
Land For Sale

BRYAN BERGDALE | 712.251.8588 | BRYAN@PEOPLESCOMPANY.COM | IA LIC S65377000

LISTING #17979



36.46 ACRES M/L



Peoples Company is proud to present 36.46 acres m/l of exceptional recreational land with Middle River frontage, conveniently located along Highway 92 in Madison County, Iowa. Situated just 10 miles east of Winterset, and only 15 minutes from the Des Moines Metro, this property offers a blend of recreational opportunities and natural beauty, all within a short drive of urban amenities.

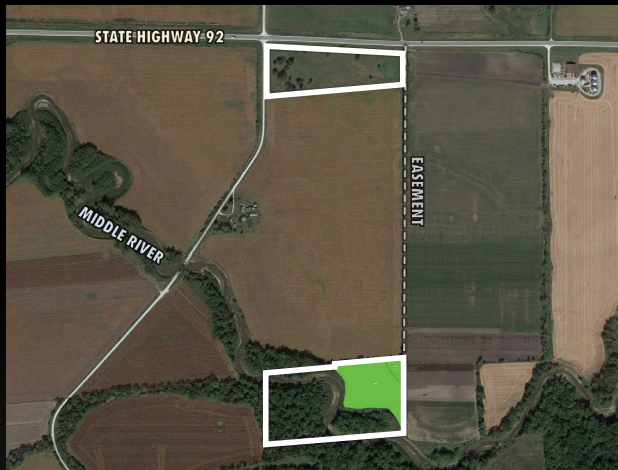
The property is divided into two parcels: The Northern Parcel consists of 14.05 acres m/l that is currently used as pasture. Its highway frontage offers easy access and potential for a building site or business location.

The Southern Parcel consists of 22.41 acres m/l that can be accessed via a 30-foot easement along the eastern boundary, this diverse parcel features approximately 6.59 FSA-estimated cropland acres that double as food plots, surrounded by mature timber and the meandering Middle River.

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DIRECTIONS: From Bevington, Iowa: Head south on 10th Avenue and in 0.1 miles, turn right onto IA-92 W and continue west for 3.2 miles. Turn left at Valleyview Trail and in 230 feet the northern part of the farm will be on the left/to the east.



TILLABLE SOILS

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
212	Kennebec silt loam	5.99	91.73%		91
88	Nevin silty clay loam	0.55	8.42%		95
Weighted Average					91.3

MPANY.COM | IA LIC S65377000





12119 Stratford Drive
Clive, IA 50325



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



MADISON
COUNTY
Iowa

Land For Sale

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