

DEVELOPMENT LAND

40.58 TOTAL ACRES M/L
FOR SALE IN CUMMING, IOWA



WARREN COUNTY

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Peoples Company is pleased to represent the John W. White Trust in the sale of 40.58 acres m/l of highly desirable land located just west of Cumming, Iowa, adjacent to Interstate 35 and Cumming Avenue (Highway G14). This tract is squarely within the immediate path of development and offers exceptional flexibility for a wide range of future uses through multiple zoning possibilities.

The property includes 40.58 acres (to be surveyed and conveyed) with a mix of attractive features—ideal building sites, pasture, timber, and a scenic draw perfect for a large pond. Approximately 2.58 acres are currently in row crop production, and additional acres are well-suited for alfalfa or grass hay. The eastern portion is currently being grazed for livestock. Access from 10th Avenue / Warren Avenue provides a quiet, secluded entry lined with beautiful apple trees and manicured open spaces—an ideal setting for a private residence or estate-style development.

The potential for this tract extends well beyond a single homesite or hobby farm. The property is currently zoned Agricultural, but the City of Cumming's Comprehensive Plan designates it as Professional Commerce in the Future Land Use Map. Part of the tract already lies within city limits, while the remainder sits in a designated priority annexation area. Additionally, the 2022 Warren County Comprehensive Plan highlights the tract as Urban Fringe and places it within the City of Cumming's long-term growth boundary. High-voltage transmission lines along the south boundary connect to nearby Mid-American substations that are believed to offer between 161 and 345 kV's of electricity, which are essential for transporting large amounts of power needed to handle the requirements of distribution centers, data centers, and more. All other essential utilities are known to be available to the site as well.

Cumming, Iowa is among the fastest-growing communities in the state, known for its thoughtful approach to development. Located just minutes from the Des Moines Metro, Cumming has become a magnet for families and professionals seeking a blend of rural charm and modern convenience. The community has embraced sustainable, small-town growth through visionary projects like Middlebrook – Iowa's first agrihood – and is home to popular attractions like Wilson's Orchard & Farm, The Mercantile, Cumming Tap, and Iowa Distilling Company. The city's strategic location along I-35, coupled with expanding infrastructure and strong demand for housing and commerce, has positioned it as a highly sought-after area for residential and mixed-use development.

Opportunities to acquire land in this corridor are extremely limited. This offering represents a rare chance to invest in the future of a vibrant and growing community—whether for personal use, long-term investment, or near-term development.

Please contact one of the Listing Agents for more information or to schedule a private tour.



LISTING #18460 | 40.58 ACRES M/L | ASKING PRICE: \$953,630

DEVELOPMENT LAND FOR SALE



DIRECTIONS

From Cumming, Iowa: Head west on Cumming Avenue / Highway G14 for 1.5 miles. West of Interstate 35, turn left onto 10th Avenue / Warren Avenue and go south for 0.3 miles. The property will be located on the east side of 10th Avenue / Warren Avenue.

From Norwalk, Iowa: Head west on Highway G14 for 6.1 miles. West of Interstate 35, turn left onto 10th Avenue / Warren Avenue and go south for 0.3 miles. The property will be located on the east side of 10th Avenue / Warren Avenue.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
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