

81 ACRES M/L LAND AVAILABLE MADISON COUNTY, IOWA

Settlers Trail Winterset, IA 50273

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 **PEOPLES**
COMPANY
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81 ACRES M/L MADISON COUNTY

Excellent hunting and recreational opportunities!

ABOUT THE PROPERTY

Madison County land offering that truly has it all! This property checks all boxes with beautiful building site locations, quality soils allowing for income potential, and excellent managed hunting and recreational space. The setting on top of a hill with easy access off of Settlers Trail allows for multiple level and walk out building sites with views for miles. The farm consists of 44.85 FSA tillable acres of which 35.25 acres m/l are currently in row crop production and carry a CSR2 of 67.3. An additional 6 acres m/l are used as food plots attracting an abundance of wildlife and 3.15 tillable acres m/l are planted to grass/hay. Hunting and recreational opportunities are endless on the remaining 36 acres m/l with nearly two miles of trails cut through the property, open food plots, thick timber, a creek, and endless potential deer stand locations to accommodate both bow and rifle hunting. Two Redneck Blinds are located on the property and are available for purchase with the land. Farm is conveniently located less than 30 minutes from West Des Moines between St. Charles and Winterset, Iowa along Settlers Trail.

DIRECTIONS

From St. Charles: Travel west on St. Charles Road/G50 for 5 miles to Settler's Trail. Head south on Settler's Trail for 1 mile and the property is located on the west side of the road.

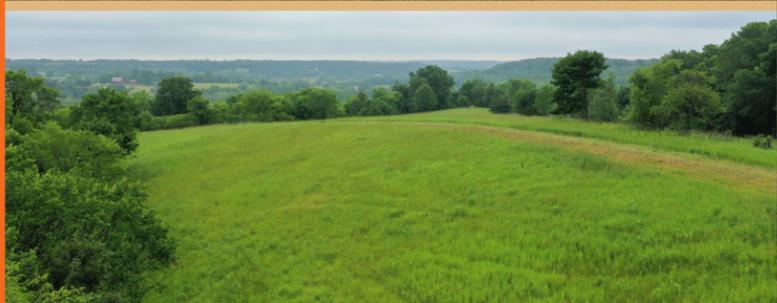
FARM DETAILS

FSA Cropland Acres: 44.85
Corn Base: 24.60 Acres with a PLC Yield of 91
Oat Base: 4.60 Acres with a PLC Yield of 45
Total Base Acres: 29.20



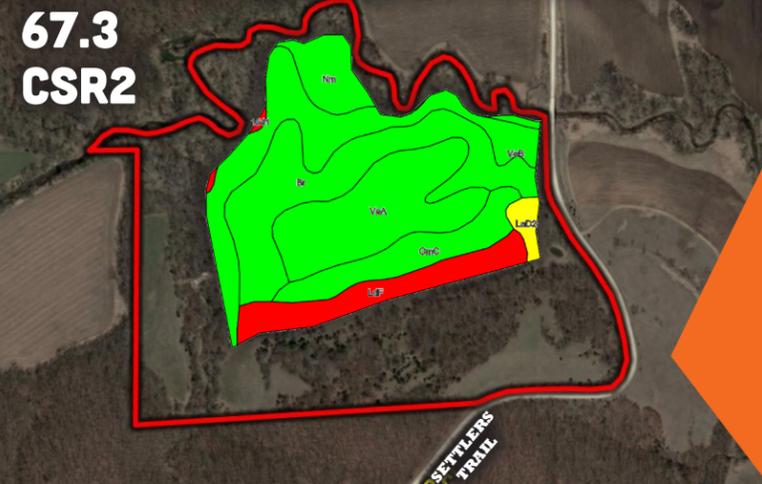
Price: \$477,900
Price/Acre: \$5,900
Taxes: \$916.00

Outstanding building site potential!



CURRENT TILLABLE SOILS MAP

**67.3
CSR2**



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For more information visit
peoplescompany.com | Listing #14592

**2300 SWAN LAKE BLVD, STE 300
INDEPENDENCE, IOWA 50644**

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