

Madison County

101.14 Acres M/L | Listing #17876



Badger Creek Road | Van Meter, IA 50261

BRYAN BERGDALE | 712.251.8588
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IA LIC S65377000



Madison County

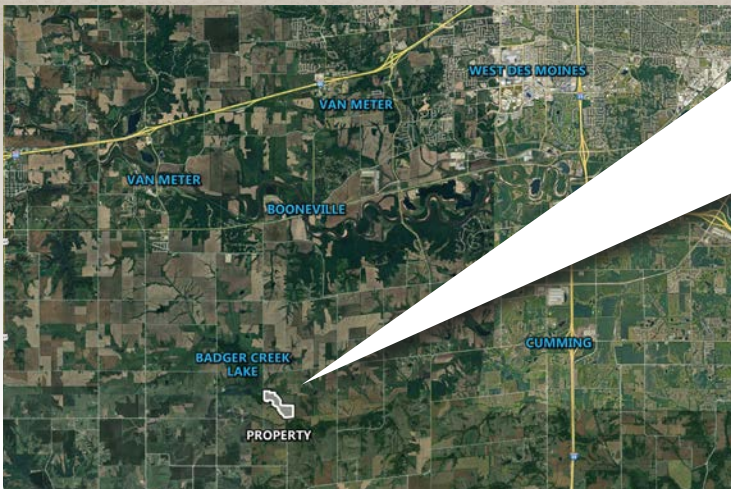
Property Details

ACRES 101.14 Acres M/L

ASKING PRICE \$1,264,250

Directions

From Waukee, Iowa: Head west on Highway 6 for 17 miles as the highway bends and heads south. Turn left and continue back east on 310th Trail. Travel east on 310th Trail for .75 miles and the farm will be on the north side of the road.



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Summary

Peoples Company is proud to offer a rare opportunity to own 101.14 surveyed acres m/l in the picturesque Madison County countryside, just 10 minutes from Van Meter and 20 minutes from West Des Moines. This exceptional property, located in Sections 13 & 18 of Jefferson Township off Badger Creek Road, presents a versatile landscape with 78.48 acres m/l of highly productive tillable ground carrying a CSR2 of 68.4, along with approximately 22.66 acres of timber and pastureland.

A standout feature of this property is the 13-acre hilltop building site, offering beautiful panoramic views of Madison County's scenic landscape. Surrounded by mature trees, this secluded site is ideal for creating a private retreat with rural water and Mid-American electricity readily available at the road. Situated near Badger Creek State Park, the property enjoys direct access to 700 acres of public hunting land and a 276-acre lake, perfect for fishing and "no-wake" boating, allowing endless opportunities for outdoor enjoyment.

Madison County is renowned for producing trophy whitetails, and this area is no exception, with neighboring properties actively managing for deer hunting. The strategic blend of timber and open ground on this property provides excellent habitat for deer and other wildlife, making it an appealing spot for hunting enthusiasts.

With access to the Van Meter School District and proximity to the Des Moines Metro, this property combines rural privacy with city convenience, positioning it as an ideal candidate for a future homesite. Open for the 2025 crop season, this versatile farm is ready for agricultural and recreational use alike. Don't miss your chance to own this exceptional farm! Contact the Listing Agent for details.

**ADDITIONAL LAND ADJACENT TO THIS PROPERTY IS AVAILABLE. PLEASE SEE LISTING 17915.*



Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
54	Zook silty clay loam	41.31	52.64%		67
428B	Ely silty clay loam	15.12	19.27%		88
24D2	Shelby clay loam	5.77	7.35%		49
370D2	Sharpsburg silty clay loam	5.21	6.64%		54
8B	Judson silty clay loam	3.95	5.03%		93
370C2	Sharpsburg silty clay loam	2.55	3.25%		80
24E2	Shelby clay loam	2.50	3.19%		35
822D2	Lamoni clay loam	1.44	1.83%		7
11B	Colo-Ely silty clay loam	0.38	0.48%		80
24E	Shelby loam	0.27	0.34%		41

Weighted Average 68.4

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PC PEOPLES COMPANY
 INTEGRATED LAND SOLUTIONS



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