

# Madison County

96.90 Acres M/L | Listing #17915



Badger Creek Road | Van Meter, IA 50038

**BRYAN BERGDALE** | 712.251.8588

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IA LIC S65377000



# Madison County

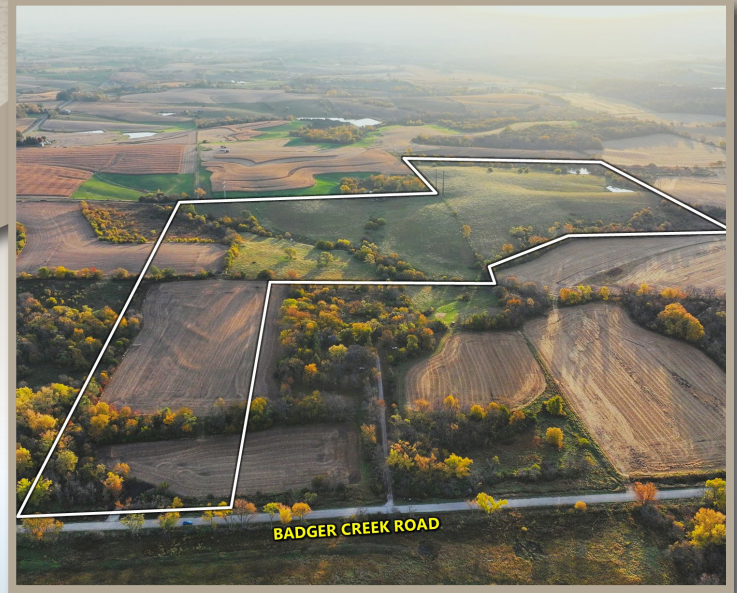
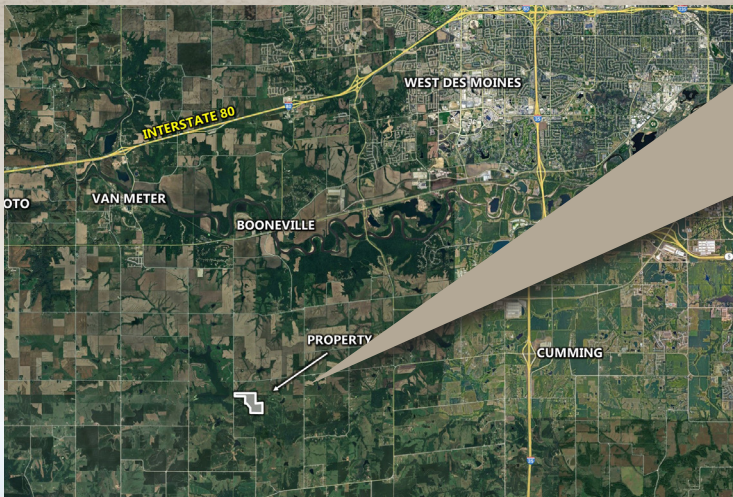
## Property Details

**ACRES**

96.90 Acres M/L

## Directions

From Van Meter, Iowa: Head south on East Street for 0.2 miles then continue onto State Highway 293/ Richland Road. In 0.8 miles, turn left onto 360th Street. Then, in 1.1 miles, turn right onto Tabor Road and continue south for 1.1 miles. Continue onto Badger Creek Road and in 2.6 miles the farm will be on the left/to the east.



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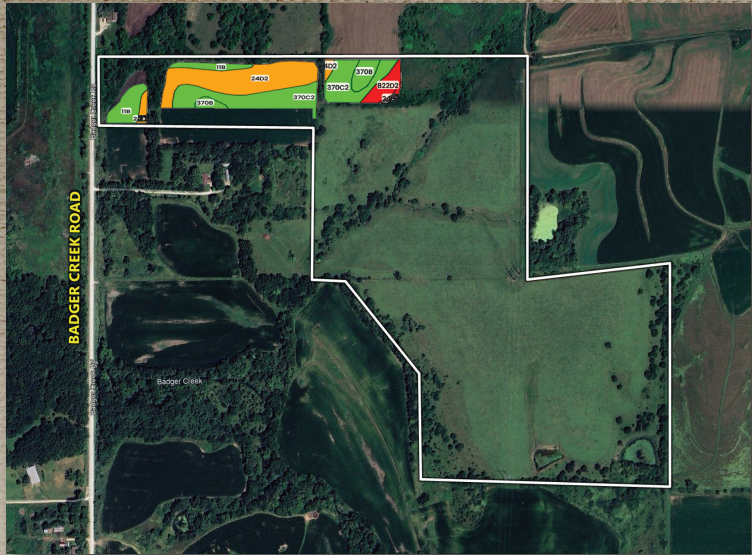
# Summary

Peoples Company is proud to present 96.9 surveyed acres in the highly coveted area of Van Meter in Madison County, Iowa. Located in Section 13 of Lee Township off Badger Creek Road, this 96.9-acre farm offers 12.36 acres m/l of tillable ground carrying a CSR2 of 64.6, with the remaining land in lush pasture and timber. The farm's diverse landscape provides ample opportunities for recreation, including two existing ponds and space and topography for a potential large pond, making it ideal for deer & turkey habitat, or waterfowl attraction.

Less than 10 minutes from Van Meter and only 20 minutes from West Des Moines, this property combines rural tranquility with urban convenience. The outstanding Van Meter School District and close proximity to the Des Moines Metro enhance its appeal as a prime building site. The farm's elevated hilltop offers stunning views of the Madison County countryside, while the surrounding timber and tree lines provide privacy from the road. Rural water and Mid-American electricity are available at the road. Additional acres may be available. This farm is "open" for the 2025 crop season. Contact the Listing Agent for details.

There's ample room to expand the existing pasture, create more tillable acres, hold livestock, plant a hobby farm, build a riding arena, or add a pole barn. The farm's location also makes it an excellent candidate for future development just across the street from Badger Creek State Park. A newly installed driveway allows convenient access from Badger Creek Road. Rural water and MidAmerican Energy electricity are available at the road, with additional acres potentially available. This farm is open for the 2025 crop season. Contact Agent for details.

*\*ADDITIONAL LAND ADJACENT TO THIS PROPERTY IS AVAILABLE. PLEASE SEE LISTING 17876.*



## Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
24D2	Shelby clay loam	4.82	39.00%		49
370C2	Sharpsburg silty clay loam	4.30	34.79%		80
11B	Colo	1.65	13.35%		80
370B	Sharpsburg silty clay loam	0.84	6.80%		91
822D2	Lamoni clay loam	0.62	5.02%		7
24E2	Shelby clay loam	0.11	0.89%		35

**Weighted Average 64.6**



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