



**MADISON  
COUNTY**  
*Iowa*

*Land For Sale*



**LISTING #17979**



**36.46 ACRES M/L**



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COUNTY**  
*Iowa*



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.

**BRYAN BERGDALE | 712.251.8588 | BRYAN@PEOPLES.CO**



# Land For Sale

**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
<b>Weighted Average</b>					<b>91.3</b>





12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #17979



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



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