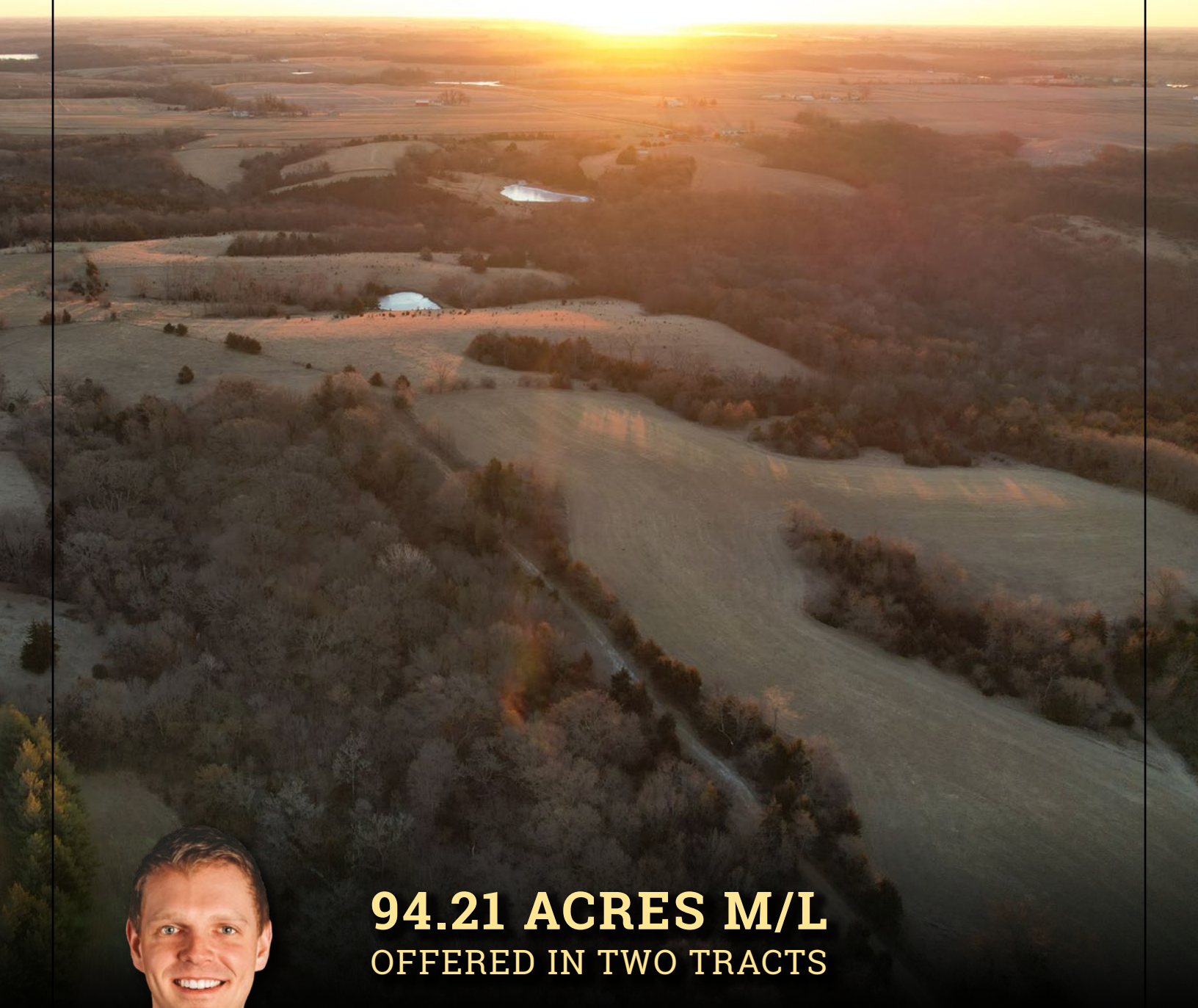


Warren County, Iowa Land Available
Addalene E. Ferguson Trust



94.21 ACRES M/L
OFFERED IN TWO TRACTS



Jake Sickels

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LISTINGS #18078, #18079



Peoples Company is pleased to represent the Addalene E. Ferguson Revocable Living Trust in the sale of 94.21 acres m/l, to be offered in two individual land offerings in Warren County, Iowa. These tracts offer premium hunting, hobby farming, and recreational opportunities, as well as multiple building site options. The properties are located just east of Ackworth, Iowa, on 200th Avenue, less than a mile south of Highway 92.

Both tracts are currently being used as pasture, with multiple grazing paddocks and a centralized pond serving as the water source. With the properties in pasture, a new owner has a blank slate to repurpose the land for alternative uses, if desired.

These properties are located in a highly desirable area of Warren County for hunting and recreation, near the South River corridor, Woodland Mounds, and Wolf Creek Subdivision. The productive soil types provide opportunities for food plots and habitat projects to support thriving wildlife populations. The subject and adjoining properties offer excellent cover for whitetail deer and turkey throughout all of the Iowa seasons.

Opportunities for spacious building sites combined with outstanding hunting, hobby farming, and recreational potential are rare in Warren County. Don't miss your chance to make this exceptional property yours.

Representing Attorney: Bob Stuyvesant -Stuyvesant, Strong, Krapfl & Carda, PLLC.





LISTING #18078 | 48.39 ACRES M/L

The south tract will include 48.39 acres m/l and is accessed by a private, long driveway installed in the fall of 2024, providing a secluded and getaway type setting. This property offers excellent building sites suitable for various home styles, with ample space for additional outbuildings to store equipment, toys, and more.



The views offered by the property are exceptional in every direction including large agricultural fields, hardwood timber bluffs, and even Downtown Des Moines off in the distance. The diverse topography allows flexibility in home placement, with opportunities to enjoy views of the pond and open fields to the south.



LISTING #18079 | 45.82 ACRES M/L

The north tract will include 45.82 acres m/l, with access via the front 5.82 acre parcel that could be used as a standalone building site or access parcel for building on the back 40. The front parcel provides phenomenal seclusion and access to the easterly portion of the property. This property offers ideal building site locations suitable for various home styles, with ample space for additional outbuildings to store equipment, toys, and more. The views offered by the property are exceptional in every direction including large agricultural fields, hardwood timber bluffs, and even Downtown Des Moines off in the distance. The diverse topography allows flexibility in home placement, with opportunities to enjoy views of the pond and open fields to the south.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18078, #18079



SCAN TO VIEW
LISTINGS #18078
ONLINE!



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