Offering 51.11 acres m/l in Madison County, Iowa, located Southwest of St. Charles and within 45 minutes of West Des Moines. The farm includes approximately 33 tillable acres carrying a CSR2 of 69.3 with the balance of the land being timber lined ditches and grass waterways. Improvements include 10,400 linear foot of tile. Several building site locations on the land with exceptional views. 2.5 inch rural water line runs along the south side of 280th Trail. Seller would consider dividing the property. The property is located in Section 31 of South Township in Madison County, Iowa.

FARM DETAILS:
FSA Cropland: 37.80 Acres
Corn Base: 16.9 Acres, PLC Yield of 97
Soybean Base: 3.4 Acres, PLC Yield of 34

DIRECTIONS: From Interstate 35, take Highway G-50 west to R-35 in St. Charles. Take R-35 south to 280th Street. Turn right on 280th Street and follow to Settlers Trail. Turn right on Settlers Trail and follow west and north to 280th Trail. Turn left on 280th Trail. The property is on the south side of 280th Trail.