

Asking Price:

\$200,000

LISTING #14169



280th Trail
St. Charles, IA 50240

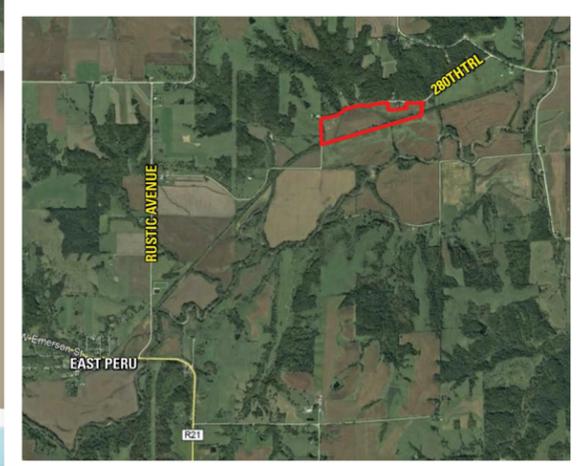


MADISON COUNTY, IA 51.11 Acres M/L For Sale

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.

Details:

Listing #: 14169
Acres: 51.11 M/L
Price: \$200,000
Price/Acre: \$3,913
County: Madison, IA
Tillable: 33 Acres
CSR2: 69.3

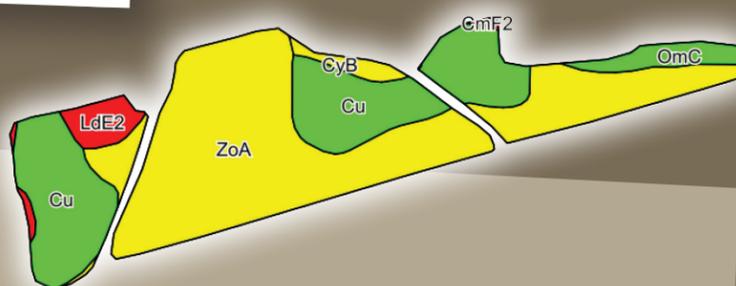


FARM DETAILS:

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.

Tillable Soils Map



Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
ZoA	Zook silty clay loam	19.38	58.6%		67
Cu	Colo silty clay loam	10.48	31.7%		78
LdE2	Lindley loam	1.28	3.9%		29
OmC	Olmitz loam	1.22	3.7%		85
CyB	Colo-Ely silty clay loams	0.61	1.8%		57
CmF2	Clanton-Gosport silt loams	0.08	0.2%		6
Weighted Average					69.3

More Information

Please look up listing #14169, on our website: PeoplesCompany.com



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Licensed to sell real estate in Iowa and Missouri, Kenny Herring is a versatile member of the Peoples Company team who strives to provide an unparalleled level of customer service to his clients. As an Accredited Land Consultant, Kenny is driven by a persistent work ethic and positive attitude with the motivation to satisfy all parties of a real estate transaction.