



WARREN COUNTY LAND AVAILABLE

10th Avenue Cumming, IA 50061 | Price: \$285,000 | Price Per Acre: \$14,250 | Listing #14529

ABOUT THE PROPERTY

Offering 20 acres m/l of Warren County farmland and recreational land ideally situated in Norwalk School District just minutes from Des Moines. Private location with abundant wildlife and gorgeous views overlooking the Warren/Madison County line. Land consists of approximately 10.28 tillable acres (72.1 CSR2) with the remaining acres in timber and brush. Also included on the property is an older 30' x 63' shed and small grain bin. With rural water and electric at the road, build your dream home in the country while taking advantage of the Metro amenities. Located on the east side of 10th Avenue in Section 19 of Linn Township.

DIRECTIONS

From the intersection of Interstate 35 and Cumming Road/Highway G14 head west 0.4 miles. Turn left (south) onto 10th Avenue and continue for 1.5 miles. Property is located on the east side of 10th Avenue.

LISTING AGENT

Eric Lonnevik: 515.473.0278
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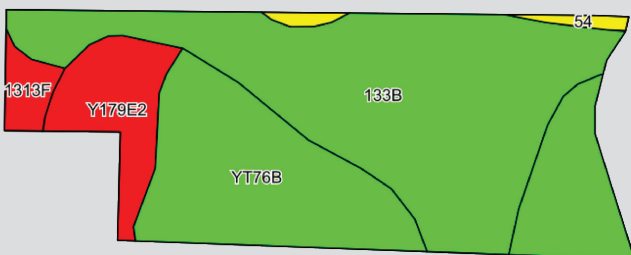
For more information, please look up Listing #14529 on our website PeoplesCompany.com

LEGAL DESCRIPTION

20 acres more or less Summit View Acres Lot 9
located in Section 19 Township 77 North, Range 25
West of the 5th P.M. in Warren County, Iowa.
Exact legal will be taken from the abstract at closing.

TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	CSR2
133B	Colo silty clay loam	5.16	50.2%		74
YT76B	Ladoga silt loam	3.66	35.6%		86
Y179E2	Gara loam	1.01	9.8%		32
1313F	Munterville silt loam	0.29	2.8%		5
54	Zook silty clay loam	0.16	1.6%		67
Weighted Average					72.1



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