Asking Price: **$713,472**

LISTING **#14545**

280th Street
Macksburg, IA 50155

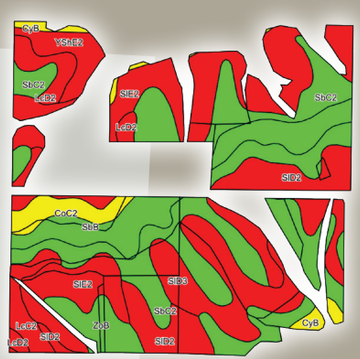
MADISON COUNTY, IA
148.64 Acres M/L For Sale

Offering 148.64 acres m/l in Madison County, Iowa. Located just southwest of Winterset and within 45 minutes of the Des Moines metro, this diverse combination farm consists of rolling upland prairie and mature timber draws with recreational opportunities for the bird hunters and deer hunters alike. The property offers 112.06 FSA cropland acres with a weighted average CSR2 of 51.7, all of which are enrolled in CRP. Annual income of $22,356 offers a respectable return on investment. Amazing views with multiple building site locations. This recreational/investment opportunity is located in Section 2 of Grand River Township and Section 35 of Webster Township, just north of Macksburg, Iowa.

Details:

Listing #: 14545
Acres: 148.64 M/L
Price: $713,472
Price/Acre: $4,800
Taxes: $1,741.99
CSR2: 51.70
County: Madison

Tillable Soils Map



Code	Soil Description	Acres	Percent of Field	Legend	CSR2
SbC2	Sharpsburg silty clay loam	25.83	23.0%		80
SlE2	Shelby-Lamoni complex	22.50	20.1%		27
SlD2	Shelby-Lamoni complex	14.60	13.0%		36
SbB	Sharpsburg silty clay loam	11.00	9.8%		91
ZoB	Zook silty clay loam	10.89	9.7%		70
SlD3	Shelby-Lamoni complex	10.58	9.4%		25
LcD2	Lamoni clay loam	5.00	4.5%		10
YShE2	Shelby clay loam	3.54	3.2%		35
CoC2	Clearfield silty clay loam	3.31	3.0%		56
LcC2	Lamoni clay loam	2.95	2.6%		36
CyB	Colo-Ely silty clay loams	1.90	1.7%		57
		112.1	**Weighted Avg**		**51.7**

Directions: *From Winterset, take Highway 92 west 7 miles to Deer Run Avenue. Go south on Deer Run for 6 miles to 280th Street. Take 280th east for 1-1/2 miles. The property is on the north and south side of 280th Street just west of Fawn Avenue.*

For More Information:
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PEOPLES COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

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.