

Asking
Prices

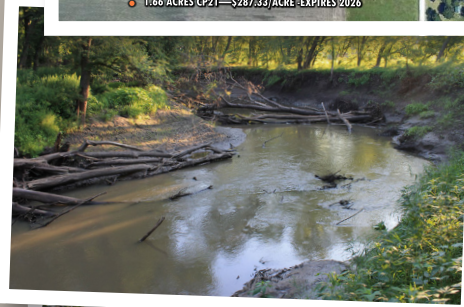
\$299,000

LISTING
#14610

113th Avenue
Norwalk, IA 50211



30.70 ACRES CP23—\$279.23/ACRE EXPIRES 2025
1.66 ACRES CP21—\$287.33/ACRE EXPIRES 2026



WARREN COUNTY, IA 39.80 Acres M/L For Sale

Located just outside of the Des Moines metro in Warren County lies this beautiful and diverse executive building site location. With views worthy of a postcard and the income to justify the investment, this unique property offers just about everything you could ask for. The property totals 39.8 acres and contains approximately 32.37 acres of CRP that offers an annual income of approximately \$9,050. The CRP fields include a beautiful mix of wildflowers, grasses, and forbs hosting a high population of pheasants. Remaining CRP contract payments total over \$45,000 setting the new owner up for an excellent long term investment. The North River meanders the west side of the property which is lined with timber. There are numerous wildlife trails throughout the timber that indicate a healthy population of whitetail deer and wild turkey. This tract of land is 5 miles from the growing city of Norwalk, 10 minutes from Des Moines International Airport and a stone's throw from the Des Moines City limits. Utilities are conveniently located and readily accessible. Whether you are looking for the perfect building site, or just looking for a playground close to the metro, this property is the perfect investment opportunity.

DIRECTIONS: From The Des Moines International Airport: Take Fleur Drive south to Highway 5. Take Highway 5 South to Highway R-63. Go south on R-63 then take a quick left onto Beardsley Street. Continue East on Beardsley Street 2 miles to 113th Avenue. Go South on 113th Avenue. Property is on the west side of the road.



KENNY HERRING, ALC
Accredited Land Consultant
515.783.8718
Kenny@PeoplesCompany.com

**PC PEOPLES
COMPANY**
INNOVATIVE REAL ESTATE SOLUTIONS

LISTING
#14612

Asking
Price:

\$399,000

BEARDSLEY STREET

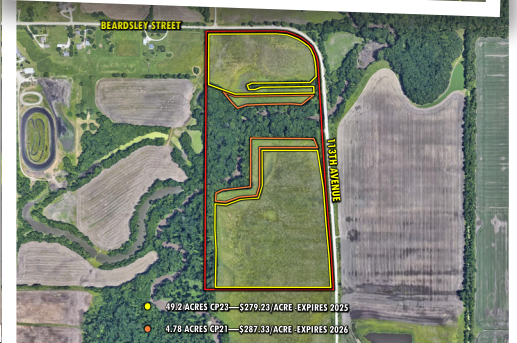
Beardsley Street & 113th Avenue
Norwalk, IA 50211

113TH AVENUE

WARREN COUNTY, IA 74.10 Acres M/L For Sale

Excellent investment farm with top notch pheasant and deer hunting. Presenting 74.1 acres in Warren County containing approximately 53.98 acres of CRP that offers an annual income of approximately \$15,111. The CRP fields include a beautiful mix of wildflowers, grasses, and forbs hosting a high population of pheasants. Remaining CRP contract payments total over \$76,900 setting the new owner up for an excellent long term investment. The North River meanders the west side of the property which is lined with marketable hardwood timber including black walnut and silver maple to name a few. A Timber Stand Improvement project was recently completed and the timber has been professionally appraised by a reputable expert. There are numerous wildlife trails throughout the timber that indicate a healthy population of whitetail deer and wild turkey. This tract of land is 5 miles from the growing city of Norwalk, 10 minutes from Des Moines International Airport and a stone's throw from Des Moines City limits.

DIRECTIONS: From The Des Moines International Airport: Take Fleur Drive south to Highway 5. Take Highway 5 South to Highway R-63. Go south on R-63 then take a quick left onto Beardsley Street. Continue East on Beardsley St 2 miles to 113th Ave. Go South on 113th Ave. Property is on the west side of the road.



KENNY HERRING, ALC
Accredited Land Consultant
515.783.8718
Kenny@PeoplesCompany.com



For more information
visit **PeoplesCompany.com**
Listings #14610 and #14612

