



# Land Available WARREN COUNTY, IOWA

## 29 Acres M/L

COOLIDGE STREET | CUMMING, IA 50061

LISTING #14919

PeoplesCompany.com

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### Description

Offering 29 acres m/l located just outside of Cumming, Iowa! With its close proximity to the Des Moines metro, this property would be a perfect site for multiple acreages, a hobby farm or recreational use. Rural water is available through Warren Water District with an 8-inch water line located on the south side of Coolidge Street. Electricity is provided by Mid-American Energy. In addition to the building site potential, the property consists of approximately 26.58 tillable acres m/l carrying a CSR2 of 65.7. Extensive tile has been added to the farm.

The road to the north has been recently converted into a Level A road. New rock has been added to the street as well as two new farm entrances with culverts. The existing home and buildings, including 2.52 acres, have been surveyed off of the current parcel and are not included in the sale.

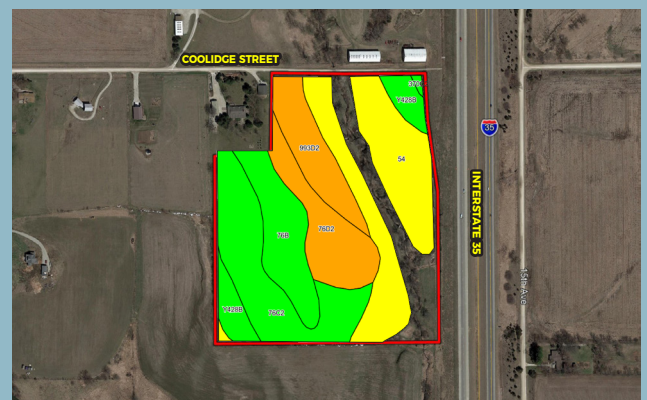
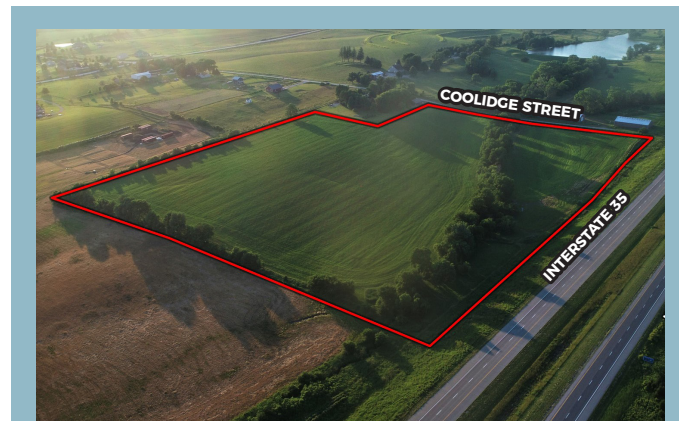
Situated just west of Cumming and the Middlebrook site (Iowa's first agrihood community), this is truly a one of a kind property just a short commute to the Des Moines Metro.

### Directions

From the intersection of Mills Civic Parkway & Interstate 35 in West Des Moines, head south on Interstate-35 for 5 miles. Take exit 65 and turn right (west) onto Cumming Avenue for 0.4 miles. Turn left (south) onto 10th Avenue for one mile. When you reach Coolidge Street, turn left (east) for 0.4 miles. Property will lie on the south side of Coolidge Street.

### Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
54	Zook silty clay loam	8.37	31.5%		67
76C2	Ladoga silt loam	5.91	22.2%		75
76B	Ladoga silt loam	3.65	13.7%		86
76D2	Ladoga silt loam	3.58	13.5%		49
993D2	Armstrong-Gara loams	2.93	11.0%		23
Y428B	Ely silty clay loam	1.93	7.3%		88
370C2	Sharpsburg silty clay loam	0.21	0.8%		80
			<b>Weighted Average</b>		<b>65.7</b>



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