

MADISON COUNTY

OVER 415 ACRES M/L

LISTING #15199 AND LISTING #15200



CONTACT:

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MADISON COUNTY

149 ACRES M/L

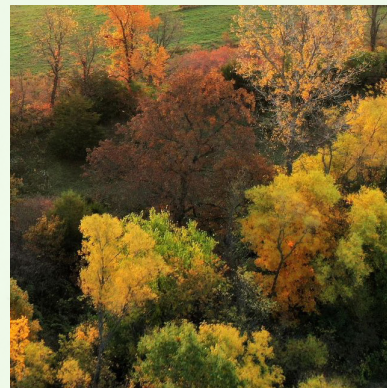
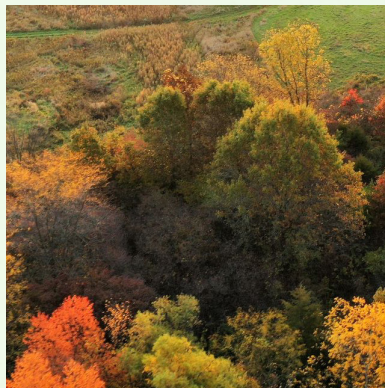
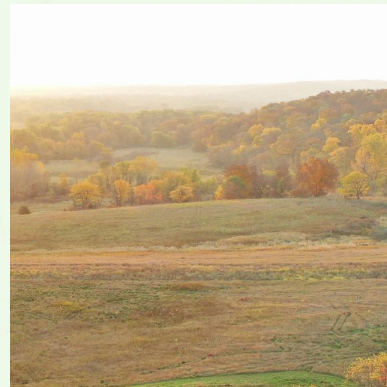
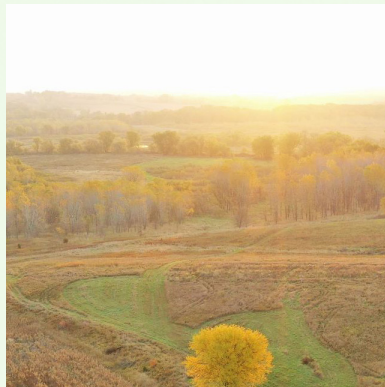
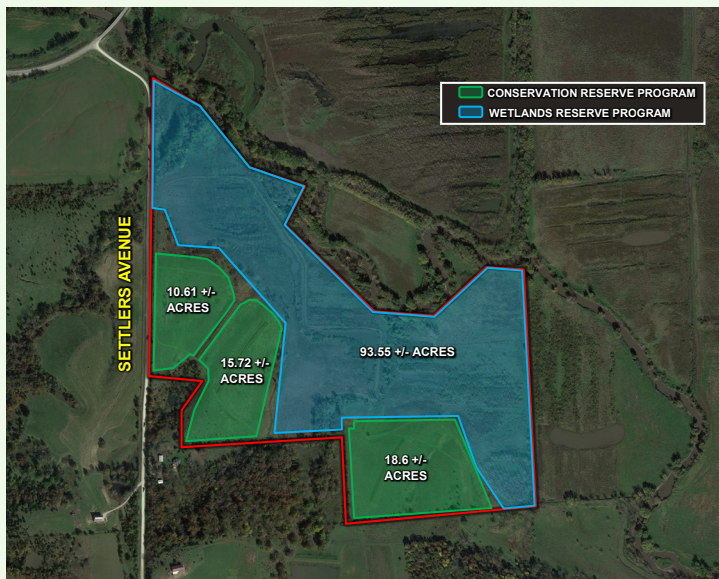
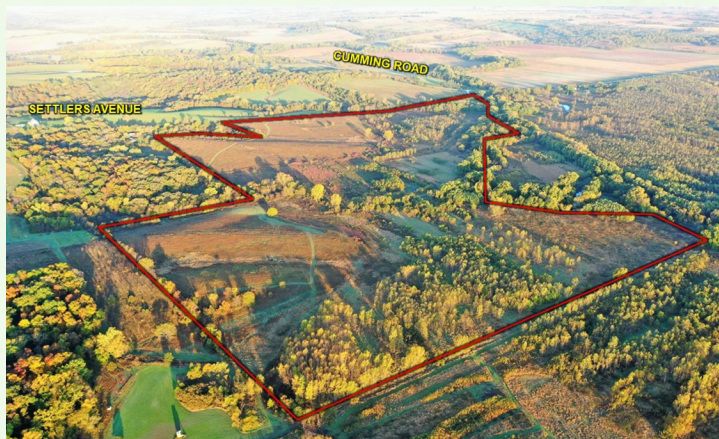
LISTING #15199

SETTLERS AVENUE | VAN METER, IA 50261

PRICE: \$950,000

PRICE PER ACRE: \$6,375

NET TAXES: \$2,336



Peoples Company is pleased to present a rare offering of 149 +/- acres in beautiful Madison County. The property has multiple spots to build overlooking the North River with amazing views of the surrounding rolling hills. This premiere location is only a short drive to Van Meter, Winterset, and only 20 minutes from the Des Moines Metro. The property has 44.93 +/- CRP acres and 93.55 +/- acres enrolled in the Wetland Reserve Program (WRP). The WRP acres ensure that the land will be filled with deer, turkey and waterfowl. The CRP contract pays \$6,919 annually and expires in 2030. Potential buyers can work with the Madison County FSA and NRCS offices to buy out the CRP contract if desired (Contact Agents for details). The property boundaries and acres are approximate and are subject to final survey.

FOR MORE INFORMATION:

VISIT [PEOPLESCOMPANY.COM](https://www.peoplescompany.com)

LISTING #15199 AND #151200

MADISON COUNTY

266.81 ACRES M/L

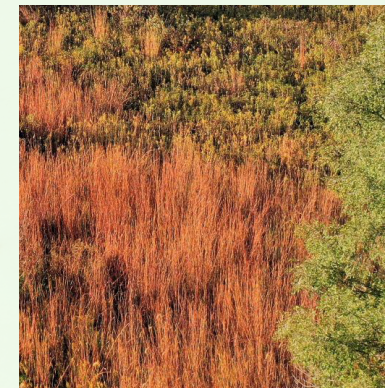
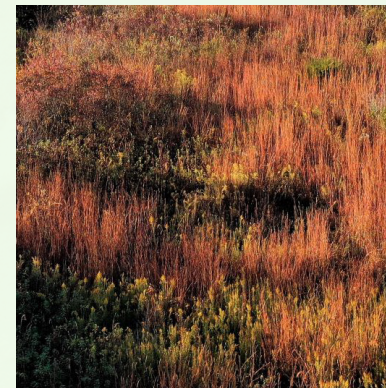
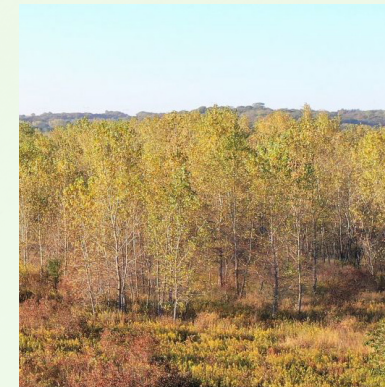
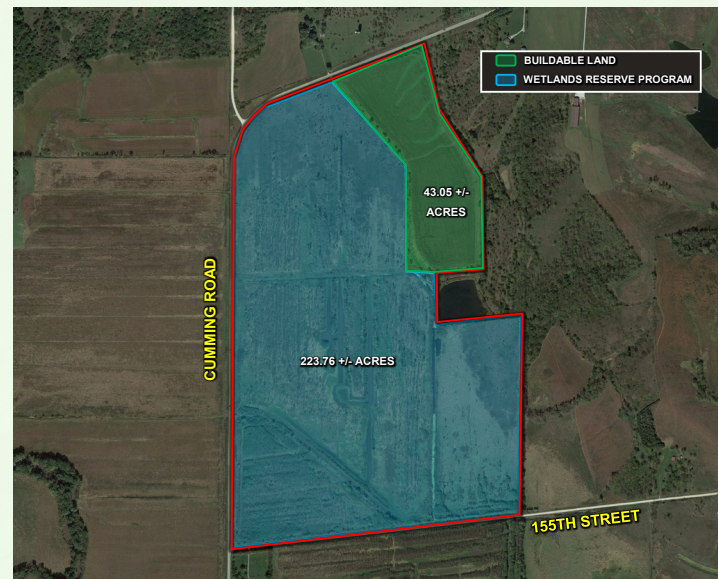
LISTING #15200

CUMMING ROAD | VAN METER, IA 50261

PRICE: \$900,000

PRICE PER ACRE: \$3,373

NET TAXES: \$3,288



Peoples Company is pleased to present a rare offering of 266.81 +/- acres in beautiful Madison County. Here is your opportunity to purchase buildable land with excellent hunting. This premiere location is only a short drive to Van Meter, Winterset, and only 20 minutes from the Des Moines Metro. The property has 36.85 +/- tillable acres and 223.76 +/- acres enrolled in the Wetland Reserve Program (WRP). The WRP acres ensure that the land will be filled with deer, turkey and waterfowl. The tillable acres provide excellent sites to build your dream home.

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