

MADISON COUNTY

*countryside building site
+ farmland*



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170.51

TOTAL
ACRES
ML



130th Street | Cumming, Iowa 50061

Peoples Company is pleased to present 170.51 acres m/l, offered as four separate tracts, that would serve as the perfect location for an executive building site. This property possesses everything someone looking to build would desire, including incredible views of the Madison County countryside and utilities conveniently located at the road. There are multiple spots to build that are suitable for nearly all home types. This premier location is ideally situated just minutes from the Des Moines Metro, approximately three miles from the newly constructed Microsoft Data Center, and two miles from direct access to Interstate 35.

This is a perfect chance to build your dream home with no covenants and easy access to amenities. Take advantage of this rare opportunity!



19.75 Acres M/L
\$237,000

LISTING #15233

From Exit 65 (Cumming/ Norwalk): Travel west on Highway G14 for .5 miles before turning left on 10th Avenue. Travel south on 10th Avenue for one mile before turning right on 130th Street. Continue west on 130th Street for .25 miles and the property will be on the north side of the road. Look for Peoples Company signs.



19.75 Acres M/L
\$217,250

LISTING #15234

From Exit 65 (Cumming/ Norwalk): Travel west on Highway G14 for .5 miles before turning left on 10th Avenue. Travel south on 10th Avenue for one mile before turning right on 130th Street. Continue west on 130th Street for .4 miles and the property will be on the north side of the road. Look for Peoples Company signs.



90.92 Acres M/L
\$545,580

LISTING #15235

From Exit 65 (Cumming/ Norwalk): Travel west on Highway G14 for .5 miles before turning left on 10th Avenue. Travel south on 10th Avenue for one mile before turning right on 130th Street. Continue west on 130th Street for .5 miles and the property will be on the north side of the road. Look for Peoples Company signs.



40.09 Acres M/L
\$600,000

LISTING #15236

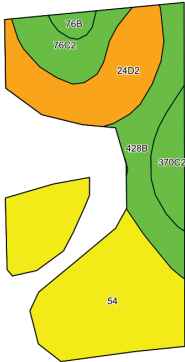
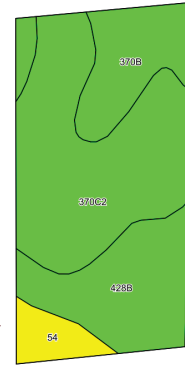
From Exit 65 (Cumming/ Norwalk): Travel west on Highway G14 for .5 miles before turning left on 10th Avenue. Travel south on 10th Avenue for one mile before turning right on 130th Street. Continue west on 130th Street for .75 miles and the property will be on the north side of the road. Look for Peoples Company signs.

Tillable Soils

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CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
370C2	Sharpsburg silty clay loam	9.05	49.3%	■	80
428B	Ely silty clay loam	5.05	27.5%	■	88
370B	Sharpsburg silty clay loam	3.09	16.8%	■	91
54	Zook silty clay loam	1.16	6.3%	■	67

Weighted Average: 83.2



CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
54	Zook silty clay loam	6.43	43.5%	■	67
24D2	Shelby clay loam	3.11	21.1%	■	49
428B	Ely silty clay loam	2.46	16.7%	■	88
76C2	Ladoga silt loam	1.45	9.8%	■	75
370C2	Sharpsburg silty clay loam	1.04	7.0%	■	80
76B	Ladoga silt loam	0.28	1.9%	■	86

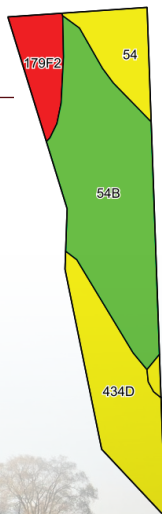
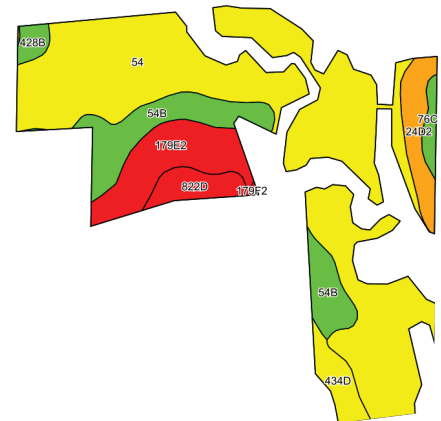
Weighted Average: 68.8

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CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
54	Zook silty clay loam	40.11	62.8%	■	67
54B	Zook silty clay loam	8.08	12.6%	■	70
179E2	Gara loam	6.37	10.0%	■	32
24D2	Shelby clay loam	3.13	4.9%	■	49
822D	Lamoni clay loam	2.23	3.5%	■	13
434D	Arbor loam	2.13	3.3%	■	60
76C2	Ladoga silt loam	0.90	1.4%	■	75
428B	Ely silty clay loam	0.88	1.4%	■	88
179F2	Gara loam	0.09	0.1%	■	16

Weighted Average 61.2



CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
54B	Zook silty clay loam	2.42	51.9%	■	70
434D	Arbor loam	1.20	25.8%	■	60
54	Zook silty clay loam	0.58	12.4%	■	67
179F2	Gara loam	0.46	9.9%	■	16

Weighted Average 61.7

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LISTINGS #15233, 15234,
#15235, AND #15236



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