

# LAND FOR SALE

COUNTY RD R21 / RUSTIC AVENUE

MADISON CO., PERU, IA 50222

**LISTING #15317**

**PRICE: \$250,000**

**DESCRIPTION:** Peoples Company presents 25.06 acres m/l in Madison County, Iowa that would serve as an excellent acreage setting or executive building site. Situated within the boundary lines of the Winterset Community School District, this property offers spectacular views of hardwoods along the banks of the Clanton Creek corridor. There are currently 22.06 acres enrolled in Forest Reserve Program. The Forest Reserve Program is a property tax incentive known as the Forest and Fruit Tree Reservation Act that exempts you from property taxes on those acres. Rural water is in close proximity through Warren Water District but will need to be extended to the property. Electric service is provided by Farmers Electric Cooperative (REC). Visit our website for more information and directions.

**CHASE DUESENBERG**

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