

# LAND FOR SALE

## LISTING #15373

**PRICE:** \$288,000 (\$12,000/Acre)

### DESCRIPTION:

Fantastic 23 acres m/l building site. Excellent potential for hobby farm and homesteading. The property offers approximately 9.46 acres m/l currently in a corn/soybean rotation. The tillable acres carry a weighted average CSR2 of 48.9. This property is conveniently located just south of Cumming, 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 4.5 miles. The property is on the east side. Look for Peoples Company signs.

### ADDITIONAL INFO:

This property is being sold in its "As Is" condition. Warren Water District rural water is available. Please contact listing agent for details. Acres and boundaries are approximate only. Final acres and property boundaries will be determined by survey. Grain Bin is not included.

### KENNY HERRING

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## 23 ACRES M/L

10TH AVENUE, WARREN CO., NORWALK, IA



PEOPLESCOMPANY.COM



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