



LAND FOR SALE

Madison County, Iowa



71

ACRES M/L

ERIC LONNEVIK | 515.473.0278

Eric@PeoplesCompany.com

KEATON DREHER | 515.650.1276

Keaton@PeoplesCompany.com

LISTING #15542



Madison County, Iowa

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PRICE: \$700,000

PRICE PER ACRE: \$9,859

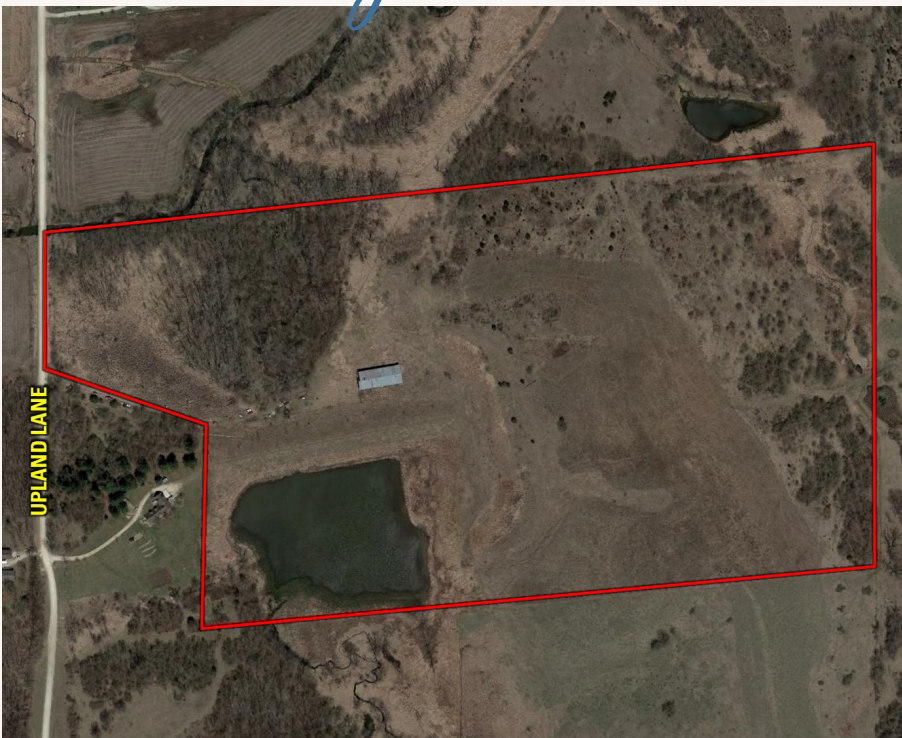
ESTIMATED NET TAXES: \$776

Peoples Company is pleased to present this unique opportunity to purchase 71 acres m/l of Madison County farmland situated just a few minutes southwest of the Des Moines Metro near Badger Creek State Recreational Area and the newly constructed Microsoft Data Center. Private location with picturesque hilltop views overlooking the Badger Creek corridor make this an excellent spot to build your dream home in the country while taking advantage of the metro amenities. Property consists of a mix of timber, tillable and pasture along with a 6 acre watershed lake which provides a year-round water source for a vast array of wildlife including deer, turkey, pheasant, quail, and waterfowl. Farm has been surveyed into three parcels allowing up to three homes to be built on this site. Rural water and electric are available at the road. The property is located just four miles west of I-35 Cumming exit on the east side of Upland Lane in Section 21 of Lee Township.

IMPROVEMENTS

60'x60' Steel Hay Building

Two Shadow Hunter Hunting Blinds
(Negotiable)



DIRECTIONS

UPLAND LANE
VAN METER, IA 50261

From the intersection of Interstate 35 and Cumming Road/Hwy G14, travel west on Cumming Road/G14 approximately 3 miles. As the pavement turns south, turn west onto 120th Street and continue approximately one mile. Turn south onto Upland Lane and continue 1.1 miles. Property is situated on the east side of Upland Lane. Look for Peoples Company signage.





12119 Stratford Drive, Suite B
Clive, IA 50325



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