

44 TOTAL ACRES



LAND AVAILABLE

MADISON COUNTY

IOWA

AS TWO LISTINGS

LISTING #15614
22.18 ACRES M/L

LISTING #15501
21.82 ACRES M/L



KOLT KIBURZ

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For more information visit
PeoplesCompany.com



PEOPLES COMPANY
PRESENTS

44 total acres m/l (to be surveyed) in Madison County, Iowa that would serve as excellent acreage settings or executive building sites. Situated within the boundary lines of the Winterset Community School District, these properties offer spectacular views of hardwoods along the banks of the Middle River corridor. There is an abundance of wildlife on the property with mature trees providing adequate cover and ample food sources along with a half-acre stocked pond.

Utilities are available at the road with Warren Water District providing Rural Water. Electric service is provided by Farmers Electric Cooperative (REC). The properties are located just one mile off paved Clark Tower Road in Section 24 of Lincoln Township.



LISTING #15501



DIRECTIONS

260TH LANE
WINTERSET , IA 50273

From Winterset, Iowa: Travel south out of Winterset on Clark Tower Road for 4 miles until reaching 260th Street. Turn right (west) on 260th Street continuing around the curve to the north on 260th Lane for a half-mile. The properties will be to the left (west) side of the road marked with a Peoples Company sign.

22.18 ACRES M/L

LISTING #15614

PRICE \$252,000



21.82 ACRES M/L

LISTING #15501

PRICE \$300,000



IMPROVEMENTS

- 30' x 45' Steel Utility Building
- Small Grain Bin

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12119 STRATFORD DR, SUITE B
CLIVE, IA 50325

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