

MADISON COUNTY, IA LAND AVAILABLE



Matt Adams

515.423.9235 | Matt@PeoplesCompany.com

 **PEOPLESTM**
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

MADISON COUNTY, IA

A rare and highly sought after opportunity in Madison County, Iowa – 72.26 surveyed acres m/l located immediately off pavement and within a short commute to the Des Moines Metro. The property is located in Sections 27 and 28 of Union Township, just east of Winterset, Iowa along State Highway 92. With easy access to Interstate 80 to the north and Interstate 35 to the east, this property offers multiple locations to build that are suitable for nearly all home types within the Winterset Community School District or a weekend getaway.

The reclaimed gravel pit site offers dual driveway entrances that provide access to both sides of the property with great surrounding views of Madison County. Part of the eastern driveway is located on the adjoining landowners property, but includes access to reach the northeastern portion of the property. The newer six-strand, barbed-wire, exterior fences with alternating wooden and two steel posts surround the property on the east, north, and west side of the property. The actual northern property boundary is south of the new fence line.

There are two beautiful ponds located on the northern part of the property. The water level varies throughout the year, but the average surface area for the two ponds are just over 7 1/2 acres and 1/2 acre. Based on the topography in the southeastern corner of the property, there may be a possibility of another water feature with adequate future rains. Existing ponds have been stocked with game fish including bass, bluegill, crappie, and walleye. Other uses on these ponds include kayaks, canoes, and smaller fishing boats providing many hours of outdoor recreational opportunities.



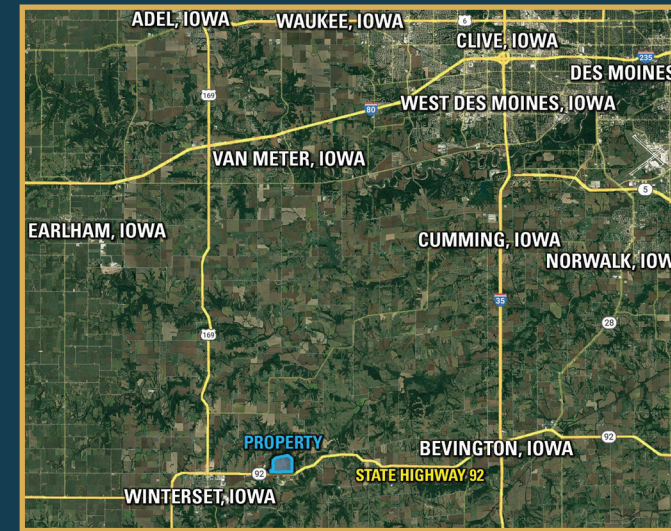
LISTING #15912

PROPERTY INFORMATION

Improvements include electric, rural water, and internet services located at the road. MidAmerican Energy has power lines on the south side of State Highway 92. Warren Rural Water District services this area with a rural water line located on the south side of State Highway 92. There is an existing water pit through Xenia Rural Water located just west of the eastern driveway entrance. There are no covenants on this land and the location is outside of the city limits so the uses shouldn't be as restricted.



LISTING #15911



Directions: From Winterset, Iowa: Travel east out of town on Iowa Highway 92 for approximately 2.50 miles. The property will be located on the north side of the road. Look for the Peoples Company sign.

*Total Property
Listing #15910*



12119 STRATFORD DR, STE B
CLIVE, IA 50325
PEOPLESCOMPANY.COM

Matt Adams

515.423.9235

Matt@PeoplesCompany.com



◀ SCAN THE QR CODE
TO VIEW THE LISTING ON PEOPLESCOMPANY.COM

