

# BOONE COUNTY IOWA

OFFERED AS TWO LISTINGS

• LAND AVAILABLE •

KOLT KIBURZ  
515.468.5035  
KOLT@PEOPLES COMPANY.COM

**47.52**  
ACRES M/L



LISTING  
#16032

Peoples Company is pleased to present this exceptional 30.45-acre m/l property in Boone County, Iowa, just north of Woodward, Iowa. This location would serve as an ideal spot to build an executive-style home or small hobby farm retreat, with close proximity to the Highway 141 pavement and Des Moines Metro. This property features nearly everything an acreage buyer could want; open tillable acres, mature timber that offers seclusion and privacy, recreational value, and a creek running through the property to name a few. There are no covenants in place on this land, giving you the opportunity to build whatever you desire. The property is located within the Woodward/Granger School District. Rural Water is available through Xenia Rural Water Association, Electric is provided by Alliant Energy and fiber optic internet is provided by Minburn Communications. Look no further for your dream acreage or hobby farm!

This property is located just over 2 miles north of Woodward, Iowa in Section 18 of Cass Township in Boone County, Iowa.



30.45 ACRES M/L

• TILLABLE SOILS MAP •

Code	Soil Description	Acres	% of Field	Legend	NCCPI
L138B	Clairon loam	3.82	37.5%	●	88
L138C2	Clarion loam	1.93	19.0%	●	83
L55	Nicollet loam	1.65	16.2%	●	91
L138C	Clarion loam	1.34	13.2%	●	84
L107	Webster clay loam	0.75	7.4%	●	88
L62E2	Storden loam	0.69	6.8%	●	32

Weighted Average 83.2



PRICE: \$380,625

NET TAXES: \$722.00



LISTING  
#16033

Peoples Company is pleased to present this exceptional and affordable 17.07-acre m/l property in Boone County, Iowa, just north of Woodward, Iowa. This location would serve as an ideal spot to build an executive-style home, with close proximity to the Highway 141 pavement and Des Moines Metro. This property features nearly everything an acreage buyer could want; open buildable acres, mature timber that offers seclusion and privacy, recreational value, and a creek running through the property to name a few. There are no covenants in place on this land, giving you the opportunity to build whatever you desire. The property is located within the Woodward/Granger School District. Rural Water is available through Xenia Rural Water Association, Electric is provided by Alliant Energy and fiber optic internet is provided by Minburn Communications. Look no further for your dream acreage!

This property is located just over 2 miles north of Woodward, Iowa in Section 18 of Cass Township in Boone County, Iowa.

\*Tax figures in the marketing material are estimated for this property\*



DIRECTIONS



17.07 ACRES M/L

• TILLABLE SOILS MAP •

Code	Soil Description	Acres	% of Field	Legend	NCCPI
L138B	Clairon loam	2.10	63.1%	●	88
L138C2	Clarion loam	1.23	36.9%	●	83

Weighted Average 83.2



PRICE: \$230,445

NET TAXES: \$405.00

310TH STREET/M AVENUE WOODWARD , IA 50276

From Woodward, Iowa, head west out of town to S Avenue. Turn right and travel north onto S avenue and continue north for approximately 3.5 miles to 310th Street. The property will be to the north side of 310th Street. Look for Peoples Company signs.

From the Des Moines Metro, travel north on State Highway 141 for 17 miles to Exit 138 towards Woodward, Iowa. Head north for one mile towards Woodward, IA on Highway 210 to W 9th Street /130th Street. Turn left and head west onto W 9th Street / 130th Street and travel a half a mile to S Avenue. Turn right and go north onto S Avenue and continue north for 4 miles to 310th Street. The property will be to the north side of 310th Street. Look for Peoples Company signs.







12119 STRATFORD DR. SUITE B  
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