



# Madison County

**Listing #16635 | Upland Avenue, Van Meter, IA 50261**



**160**  
*Acres M/L*

**Kenny Herring, ALC**  
515.783.8718  
Kenny@PeoplesCompany.com

 **PEOPLES<sup>TM</sup>**  
**COMPANY**  
INTEGRATED LAND SOLUTIONS



# Madison County

160  
Acres M/L

Presenting 160 acres m/l Madison County, Iowa. Located just outside of the Des Moines metro in the northeastern corner of Madison County lies this beautiful and diverse combination farm. The farm consists of 78.74 acres m/l enrolled in CRP with an annual payment of \$18,497. The CRP fields include bluestem grass, wild rye, Indian, and switch grass as well as a long list of forbs hosting a respectable population of pheasants. Approximately 70 acres of the farm is hardwood timber including walnut, oak, hickory, maple, and elm to name a few. There are numerous wildlife trails throughout the timber that indicate a healthy population of whitetail deer and wild turkey. This secluded property offers a diverse combination of income from CRP and pasture ground with unlimited recreational potential. The remaining 8 acres of pastureland provide a beautiful building site overlooking the pond. This tract of land is located within 3 miles of Badger Creek State Recreational Area and 10 minutes from Jordan Creek Town Center in West Des Moines. Whether you are an outdoor enthusiast, hobby farmer, land speculator, or just looking for a playground close to the metro, this property is the perfect investment opportunity. Located in section 21 of Lee Township Madison County IA.



## Directions

From The Des Moines Metro: Take Interstate 35 South to the Cumming exit. Go west on Cumming Road for approximately 5 miles to Upland Ave. Take Upland Avenue north to the property.



**Kenny Herring, ALC**  
515.783.8718  
Kenny@PeoplesCompany.com



12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #16635



SCAN THE QR CODE TO THE  
LEFT WITH YOUR PHONE  
CAMERA TO VIEW THIS  
LISTING ONLINE!



# Madison County

**Listing #16635 | Upland Avenue, Van Meter, IA 50261**



**160**  
*Acres M/L*

**Kenny Herring, ALC**  
515.783.8718  
Kenny@PeoplesCompany.com

