

Madison County

— IOWA —

ACRES M/L ACRES M/L ACRES M/L
26.76
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Madison County

26.76 ACRES M/L
LISTING #17031

An affordable farm with spots to build in beautiful Madison County! Peoples Company is pleased to present 26.76 surveyed acres north of East Peru. The farm has 24.96 FSA Cropland acres carrying an impressive CSR2 of 79.2, well above the county average of 60.8. Farm improvements were made last spring by removing terraces and cleaning up fence lines to enhance farmability. This is a rare opportunity to own tillable acres in this region at farmland values. With the proximity to Des Moines and ongoing urban sprawl, this farm is poised to appreciate significantly over the long term. The farm is currently custom operated but is open for the 2024 cropping season.

In addition to being a great farm, the property has multiple spots to build. The location is excellent being less than one-half mile off pavement and only 35 minutes to the Des Moines Metro. Warren Water District is conducting a study to estimate the cost to bring rural water to the property (contact agent for details). Electric is provided by Alliant Energy. Contact one of the listing agents for more information on this excellent opportunity!



Scan the QR code to the left
with your phone camera
to view the listing online!



Rustic Avenue & 285th Lane | East Peru, IA 50222

Price \$340,000

Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
76B	Ladoga silt loam	7.62	30.5%		86
76C2	Ladoga silt loam	6.46	25.9%		75
11B	Colo silty clay loam	4.04	16.2%		80
75	Givin silt loam	4.01	16.1%		83
54	Zook silty clay loam	2.33	9.3%		67
76D2	Ladoga silt loam	0.50	2.0%		49

Weighted Avg 79.2



DIRECTIONS

The Peru bridge is under construction. From the intersection of Interstate 35 and Highway 5 in West Des Moines, head south on Interstate 35 for 16 miles and take Exit 52 - St. Charles. Turn right (east) onto G50 for 3.5 miles until reaching Valleyview Avenue. Turn left (south) on Valleyview Avenue for 0.5 miles until reaching G53 / 260th Street. Turn right (west) on G53 / 260th Street for 3 miles until reaching Settlers Trail. Turn left (south) on Settlers Trail for 0.5 miles until reaching 268th Street. Turn right (west) on 260th Street for 0.75 miles until reaching Hiatt Apple Road. Turn left (south) on Hiatt Apple Road for 1 mile until reaching Rustic Avenue. Turn left (south) on Rustic Avenue for 1 mile. The farm is on the west side of Rustic Avenue. Look for the Peoples Company sign.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17031



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