

Badger Creek Rd. Van Meter, IA 50261 | 25.71 Acres M/L

Van Meter, Iowa

Building Site Available

Summary

Peoples Company is pleased to market this phenomenal building site opportunity in Madison County, just southeast of Van Meter, Iowa. This 25.71-acre m/l building site is located directly off of Badger Creek Road and offers multiple opportunities for someone to build their dream home in a secluded acreage setting.

Incredible views of rural Iowa, wildlife, and much more are also offered by this site. Located within the desirable Van Meter Community School District, this property is in a highly convenient location, being only 10 minutes from the city of Van Meter, and 20 minutes from West Des Moines and Jordan Creek amenities. Badger Creek State Park is located directly across the road which allows for convenient access to over 700 acres of public hunting land, a 276-acre that permits “no-wake” boating and fishing, and a peaceful setting to watch for a variety of species throughout the year, including migratory birds and other wildlife.

This 25.71-acre m/l property includes approximately 13.61 FSA tillable acres m/l carrying a CSR2 of 61.9. This is truly a great opportunity to build on a very scenic and well-positioned piece of property with proximity to many amenities. Rural water and Mid-American electricity are available at the road. Additional acres may be available. Contact the Listing Agent for more details.

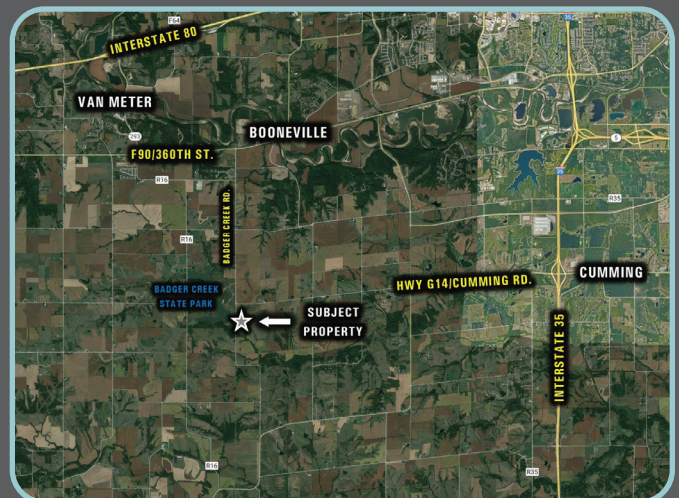
Directions

From Interstate 80, Take Exit 117 toward Waukee/Booneville, Turn left/south onto Ute Ave., Turn right/west onto 360th St., Turn left/south onto Tabor Rd., and Continue onto Bader Creek Rd. The property will be located on the left/east side of the road. The property is accessed via an ingress/egress easement.

Contact

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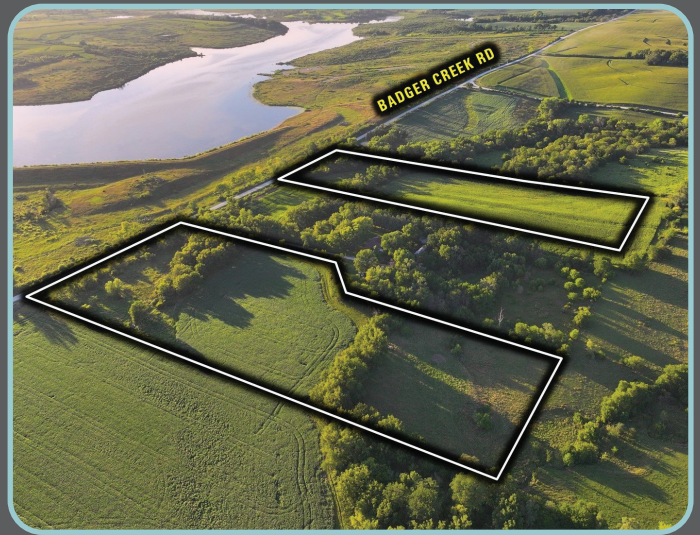




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Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
24D2	Shelby clay loam	7.50	55.1%		49
370C2	Sharpsburg silty clay loam	3.33	24.5%		80
11B	Colo	1.61	11.8%		80
370B	Sharpsburg silty clay loam	0.51	3.7%		91
54	Zook silty clay loam	0.48	3.5%		67
822D2	Lamoni clay loam	0.18	1.3%		7
Weighted Average					61.9

