

# MADISON COUNTY

*Iowa*

*Farmland  
Available*

LISTING #17073

LISTING #17072

**32.66**  
ACRES M/L

**6.59**  
ACRES M/L

# MADISON COUNTY



**LISTING 17072**

**ASKING PRICE**

**\$412,500**

**ERIC LONNEVIK**

515.473.0278

IA LIC S62588000

Eric@PeoplesCompany.com

## Farmland Available

Peoples Company is pleased to offer 32.66 surveyed acres m/l located just 2.5 miles north of Bevington in Madison County, Iowa. Located just 20 minutes from the Des Moines Metro, this exceptional property has endless opportunities including hunting, hobby farming, or building your dream home.

Within the Winterset School District, this private setting offers multiple locations to build with abundant wildlife and scenic views, suitable for nearly all home types and walkouts. The gently rolling hills and expansive area available across the property would offer an opportunity to add outbuildings or build a pond in the future. With Warren Rural Water District and Mid-American Electric located along the road, build your dream home in the country while taking advantage of the Metro amenities. The property is located on the west side of Wind Wood Trail in Section 11 of Crawford Township in Madison County, Iowa.

**FOR MORE INFORMATION VISIT  
PEOPLESCOMPANY.COM**



**LISTING 17073**

**ASKING PRICE**

**\$225,000**

**ADDRESS (Both Listings)**

Wind Wood Trail

Prole, IA 50229

**BRYAN BERGDALE**

712.251.8588

IA LIC S65377000

Bryan@PeoplesCompany.com

Peoples Company is pleased to offer a prime building site and recreational offering in Madison County, Iowa. This 6.59-acre m/l parcel would make an incredible building site, consisting of mature timber and pasture just northwest of Bevington, Iowa. Located within a highly sought-after area the property creates an ideal situation for building a new home and enjoying the outdoors right off your back porch. Utilities are readily available to the site, with Warren Rural Water District and Mid-American electric service both located along Wind Wood Trail.

Located only 20 minutes south of the Des Moines Metro, this property offers an opportunity to own a small, affordable acreage with excellent hunting and building site locations.

### DIRECTIONS

From Bevington, Iowa: Travel north on Warren Ave 1.5 miles to 190th St. Turn left (west) on 190th St. and continue for one mile until you reach Wind Wood Trail. Turn right (north) on Wind Wood Trail and continue for one mile. The property is located on the left (west) side of Wind Wood Trail.





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12119 Stratford Drive  
Clive, IA 50325



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# MADISON COUNTY

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