

# LAND FOR SALE

## LISTING #13922

**PRICE:** \$159,900

**DESCRIPTION:** Offering 19.7 acres of land southwest of St Charles, Iowa. Rare opportunity to buy a large building site with recreational opportunities, timber, two ponds, and beautiful views of the Madison County countryside with utilities available. Excellent secluded location allows new owner many options such as hunting and hobby farming. Located on the south side of 260th Street in Section 29 of South Township, just a short commute to the Des Moines Metro.

**DIRECTIONS:** From St Charles, take County Road G50 west 0.5 miles and turn south onto Valleyview Ave. Continue for 0.5 miles then turn west onto 260th St. Travel for approximately 1.2 miles. Parcel is located on the south side of the road.

**TAXES:** \$175 Annually (EST)

**KALEN LUDWIG**

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Kalen@PeoplesCompany.com

**KEATON DREHER**

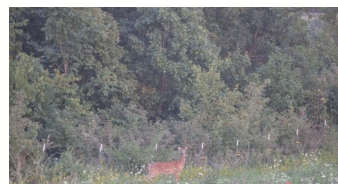
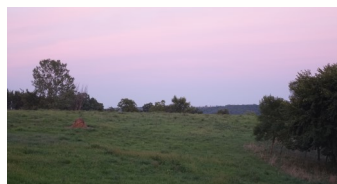
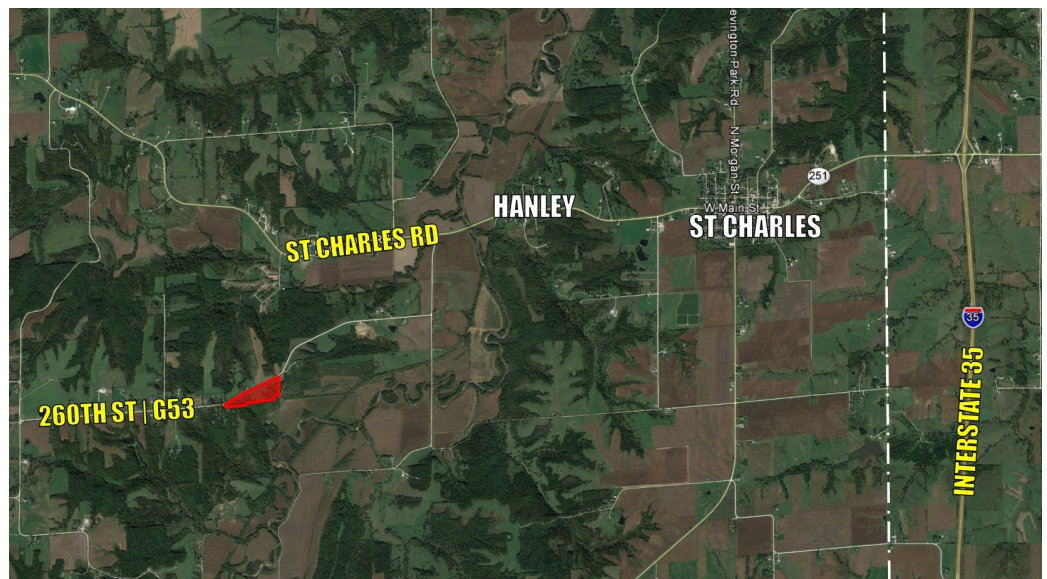
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## 19.7 ACRES M/L

### MADISON COUNTY, IOWA



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