

Asking
Price:

\$358,000

LISTING
#14193

2519 Hiatt Apple Trail
Winterset, IA 50273

MADISON COUNTY, IA 70.00 Acres M/L For Sale

Peaceful, Pristine and Pretty

With views worthy of a postcard and the income to justify the investment, this unique property has just about everything you could ask for. Nestled at the end of the long driveway lane stands a 42' x 80' Morton building. The building offers 220 power, three 14' sliding doors, and 6" concrete floors throughout, lofted area for storage and plenty of room for equipment and toys. The farmland offers high quality soils of Nevin and Wiota and carries a weighted average CSR2 of 85.3. 34.41 acres are currently enrolled in CRP paying an annual amount of \$8,614. 6.51 acres were also recently planted to soybeans and can be left standing as a food plot or harvested to provide extra income. The property is surrounded by a vast amount of timber and is located in an oversized section. The quality and quantity of wildlife is amazing. Jones Creek meanders through the property and adds to the breathtaking visual experience of the land, also providing water for wildlife and some fishing too. This property is conveniently located only 10 minutes Southeast of Winterset and 10 minutes west of Interstate 35. Located in Section 23 of Scott Township, at 2519 Hiatt Apple Trail, Winterset, IA. Take advantage of this prime opportunity to own a piece of Madison County landscape.

Details:

Listing #: 14193
Acres: 70.00 M/L
Price: \$358,000
Price/Acre: \$5,114
County: Madison, IA
CRP: 34.41 Acres
CSR2: 85.3

FARM DETAILS:

Farm Program Details pending reconstitution following survey.




DIRECTIONS: From Winterset, head south out of town on Clark Tower Road/CO Hwy P71 for approximately 1.48 miles. Turn left (east) onto St. Charles Road/CO Hwy G50 and follow for 4 miles. Once you hit Hiatt Apple Trail, turn right (south) and drive 2.34 miles until you hit the property. The farm will sit on the west side of the road. Look for signs.

MORE INFORMATION:

Look up listing #14193, on our website:
PeoplesCompany.com



CRP Map

-  CP38E-4D: 26.83 Acres, Paying \$7,088 Annually (\$264.19/Acre), Expires 2026
-  CP33: 7.58 Acres, Paying \$1,526 Annually (\$201.38/Acre), Expires 2021
-  6.51 Acre Food Plot, Currently Planted in Beans

Licensed to sell real estate in Iowa and Missouri, Kenny Herring is a versatile member of the Peoples Company team who strives to provide an unparalleled level of customer service to his clients. As an Accredited Land Consultant, Kenny is driven by a persistent work ethic and positive attitude with the motivation to satisfy all parties of a real estate transaction.



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