

# VAN METER

**PC** PEOPLES<sup>™</sup>  
COMPANY  
INTEGRATED LAND SOLUTIONS  
LISTING 17053

# I O W A

## FARMLAND AVAILABLE

**PEOPLES COMPANY** is pleased to offer 80 acres m/l of high-quality Madison County pasture, tillable, recreational land, and a building site. The farm offers many opportunities with multiple building sites with amazing views overlooking the Madison County countryside and Badger Creek State Park. The farm contains high-quality pasture with good fencing in place. The farm also includes approximately 16.7 FSA tillable acres m/l carrying a CSR2 of 79.1. 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 is a great opportunity to own a large building site with recreational opportunities and tillable acres less than 20 minutes from the Des Moines Metro. 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. Turn left/east onto 120th St. The Property will be located on the right/south side of the road.

### CONTACT

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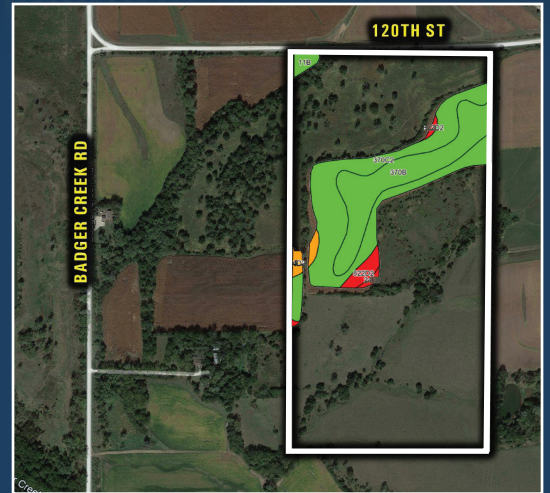


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## TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
370C2	Sharpsburg silty clay loams	8.90	53.3%		80
370B	Sharpsburg silty clay loam	5.95	35.6%		91
822D2	Lamoni clay loam	0.80	4.8%		7
24D2	Shelby clay loam	0.49	2.9%		49
11B	Colo	0.42	2.5%		80
24E2	Shelby clay loam	0.14	0.8%		35
<b>Weighted Average</b>					<b>79.1</b>



A principal of the selling LLC is a licensed real estate agent in the State of Iowa. Contact the listing agent for showing instructions and more information on the development concept

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