

Asking
Prices

\$464,640

LISTING
#14422

220TH STREET

TERRACE AVENUE

220th Street
Winterset, IA 50273



MADISON COUNTY, IA 96.80 Acres M/L For Sale

Peoples Company is proud to offer 96.8 acres m/l of prime Madison County farmland. This farm is roughly 96% tillable, carrying a weighted average CSR2 of 61.4 across the tillable acres. Conveniently located and just minutes west of Interstate 35, easy access is provided to the Des Moines metro and surrounding areas. 76.14 acres are currently enrolled into the CP42 CRP program, paying \$234.41/acre through 2027. The income on this farm provides a return on investment of nearly 3.5% at asking price! Multiple areas of the farm offer an excellent place to build the home of your dreams. Quail, pheasant, and whitetail deer sign is present, giving the farm an abundance of recreational opportunity. This farm is located south of Patterson, Iowa in Section 31 of Crawford Township and in Section 36 of Union Township in Madison County, Iowa.

Details:

Listing #: I4422
Acres: 96.80 M/L
Price: \$464,640
Price/Acre: \$4,800
County: Madison, IA
Tillable: 93.34 Acres
CSR2: 61.4

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.



KENNY HERRING, ALC
Accredited Land Consultant
515.783.8718
Kenny@PeoplesCompany.com

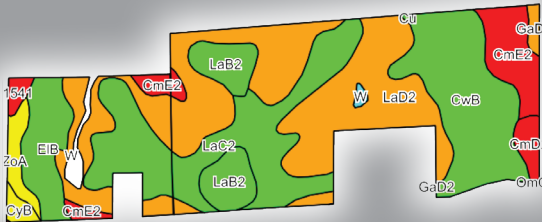
PEOPLES COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

MADISON COUNTY, IA

96.80 Acres M/L For Sale

Listing #14422

Tillable Soils CSR2



Code	Soil Description	Acres	Percent of Field	Legend	CSR2
LaD2	Ladoga silt loam	33.16	35.5%	Orange	49
LaC2	Ladoga silt loam	19.51	20.9%	Green	75
CwB	Colo, Ely silty clay loams	15.89	17.0%	Light Green	80
CmE2	Clanton-Gosport silt loams	6.70	7.2%	Red	12
LaB2	Ladoga silt loam	6.13	6.6%	Yellow	83
EIB	Ely silty clay loam	6.06	6.5%	Light Blue	88
ZoA	Zook silty clay loam	1.91	2.0%	Purple	67
CmD2	Clanton-Gosport silt loams	1.42	1.5%	Brown	21
CyB	Colo-Ely silty clay loams	0.83	0.9%	Dark Yellow	57
I541	Quiver-Colo silty clay loams	0.74	0.8%	Dark Red	12
GaD2	Gara loam	0.65	0.7%	Orange	43
W	Water	0.27	0.3%	Light Blue	0
Cu	Colo silty clay loam	0.07	0.1%	Light Green	78
		93.34		Wtd Avg	61.4



DETAILS:

76.14 acres currently enrolled into CP42 program, paying \$234.41/acre or \$17,848 annually, expires in 2027

DIRECTIONS: From the Interstate 35 and Interstate 80 intersection in West Des Moines, Iowa, head south on Interstate 35 for 17 miles. Take a right turn and head west on Highway 92 towards Bevington, Iowa for 5.1 miles. Turn left onto Long Street and head west for .3 miles. Turn left onto South 4th Street/Terrace Avenue and head south for .9 miles. Turn right onto 220th Street and head west for .5 miles. The farm will be located on the north side of 220th Street. Look for Peoples Company signs.



For More Information:

Please look up listing #14422 on our website: PeoplesCompany.com



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