

MADISON COUNTY, IOWA

RECREATIONAL LAND AVAILABLE

AGENT KENNY HERRING, ALC

LISTING #14508

**267.97
ACRES M/L**

**PRICE: \$1,053,000
PRICE/ACRE: \$3,929**

DESCRIPTION

"This kind of certainty comes only once, and never again, no matter how many lifetimes you live." Welcome to iconic Madison County, where rolling grassland prairie and timber-covered limestone bluffs overlook the beautiful Clanton Creek river bottoms. This 267.97 acre m/l recreational playground offers an array of features including hardwood timber, CRP acres, pastureland and cropland acres. This property has over two miles of Clanton Creek frontage, which serves as the north borderline. The farm offers multiple sources of income from CRP, cropland and pasture, as well as a substantial amount of subsurface limestone. Established trails, pond and new fencing. This property is conveniently located on pavement just west of Truro, within 35 minutes of the Des Moines metro, at 2901 Rustic Lane, Peru, Iowa. Contact Peoples Company agent Kenny Herring to take advantage of this prime opportunity to own a piece of Madison County, Iowa landscape.

DIRECTIONS

From Interstate 35: Take exit 47 and go west on G64 (Peru Road) 4 miles to the town of Truro. Continue west on Peru Road to Tee intersection of Rustic Avenue. Take Rustic Avenue north to 2901 Rustic Lane.

ADDITIONAL INFO

13.84 CRP acres paying \$208.42/acre or \$2,885 annually through 2023



KENNY HERRING, ALC

Accredited Land Consultant

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