

# LAND FOR SALE



## TIMBER RIDGE ESTATES MADISON COUNTY, IOWA



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### LISTING # 1370

**DESCRIPTION:** Executive residential lots available in the Timber Ridge Estates development in Madison County, Iowa. Includes a variety of walkout, daylight and flat lots ranging from 3 to 4 acres m/l. Lots offer scenic views, open space, a large pond and common area, and a paved road. Build your dream home in a country setting while taking advantage of the Metro amenities. Located just minutes from the new Cumming interchange on Interstate 35 offering easy access to major corridors, and a short commute to anywhere in the Des Moines Metro.

**WATER:** Rural (Warren Water Dist.)

**ELECTRIC:** Lot

**GAS:** LP (Buried)

**SEWER:** Septic

**STREET:** Concrete

**ASSOCIATION DUES:** \$300 Annually

**SCHOOL:** Winterset / Martensdale

**ZONING:** Single Family Residential

**OTHER:** Pricing and lot-specific information can be found on the following page. Contact Agent for a copy of the plat map and covenants.

**KALEN LUDWIG**

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**KEATON DREHER**

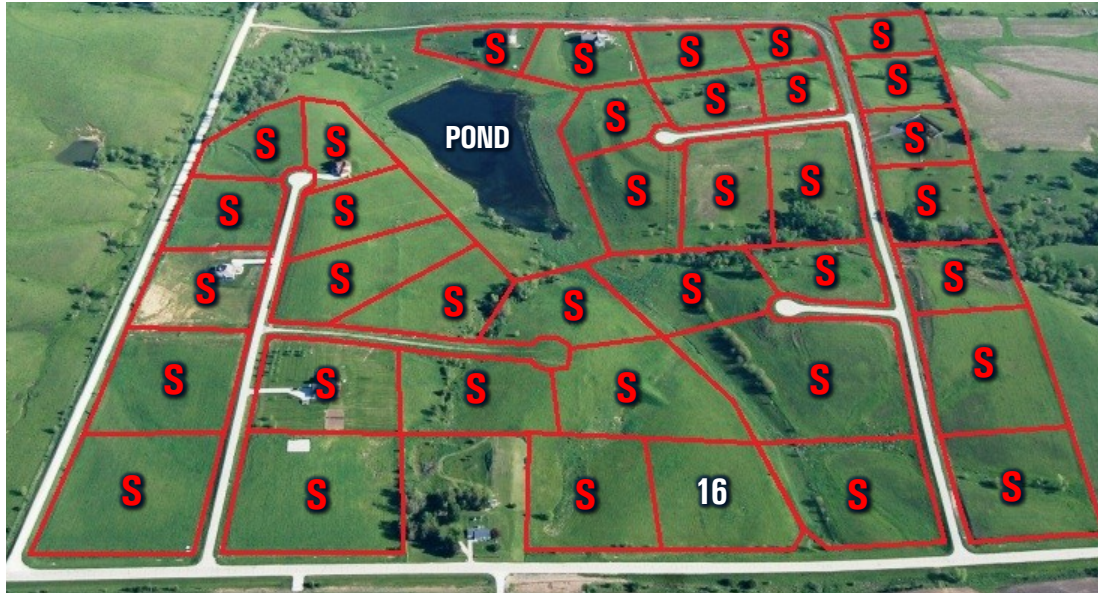
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### COVENANTS:

One Story - dwellings must have a ground floor not less than 1,800 SF of finished area.

1 1/2 Story - dwellings must not have less than 1,500 SF of finished area on the ground floor and a total on the ground floor and second floor of not less than 2,300 SF of finished area.

Two Story - dwellings must not have less than 1,300 SF of finished area on the ground floor and a total on the ground floor and second floor of not less than 2,600 SF of finished area.

Split-Entry - dwelling must not have less than 1,900 SF of finished area directly under roof and a total of 2,400 SF of finished area.

*Note: The computation of floor area shall not include any porch, breezeway, garage, attic, cellar, or basement SF.*

**DIRECTIONS:** Travel south on I-35 to Exit 65 toward Co Hwy G14. Travel west on Co Hwy G14 and follow as road turns south and back west. Development is located on the north side of Co Hwy G14 roughly 7 miles west of Interstate 35.

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1	9	144th Court	Winterset	3.22	-	<b>SOLD</b>
1	11	Tristan Court	Winterset	4.41	-	<b>SOLD</b>
1	12	144th Court	Winterset	3.11	-	<b>SOLD</b>
1	15	Co Hwy G14 / Cumming Road	Martensdale - St. Marys	3.31	-	<b>SOLD</b>
1	16	Co Hwy G14 / Cumming Road	Martensdale - St. Marys	3.38	\$ 65,000	Available
2	18	Tree Line Court	Martensdale - St. Marys	3.74	-	<b>SOLD</b>
2	23	Tree Line Court	Winterset	3.21	-	<b>SOLD</b>
2	24	Tree Line Court	Winterset	3.27	-	<b>SOLD</b>
2	25	Tree Line Court	Winterset	3.39	-	<b>SOLD</b>
2	38	Tree Line Court	Martensdale - St. Marys	3.90	-	<b>SOLD</b>

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