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Clive, Iowa 50325



**PeoplesCompany.com**

**LISTING # 15209**

CONTACT:

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# MADISON IA COUNTY

LAND  
FOR SALE

75.7

ACRES M/L

**Kenny Herring, ALC**

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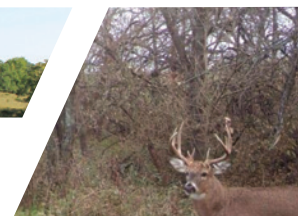






LISTING

# 15209



# 75.7 ACRES

## MADISON IA COUNTY

### BUSINESS IN THE FRONT, PARTY IN THE BACK.

Presenting 75.70 acres m/l in Madison County. This premiere location offers a unique combination of income and recreation with 28 tillable acres, hardwood timber, and a large stocked pond. The tillable acres carry an average CSR2 of 68.5 with Macksburg and Clearfield soil types. The pond has over two acres of surface area and is stocked with a variety of species including bass, bluegill, catfish, and crappie. The back 40 acres offers plenty of pasture for grazing livestock and is absolutely loaded with deer and turkey. Excellent views, hard surface road, and quick interstate access all within a half hour of West Des Moines.

**Price:** \$470,000

**Per Acre:** \$6,209

**Net Taxes:** \$1,168

**CSR2:** 68.50

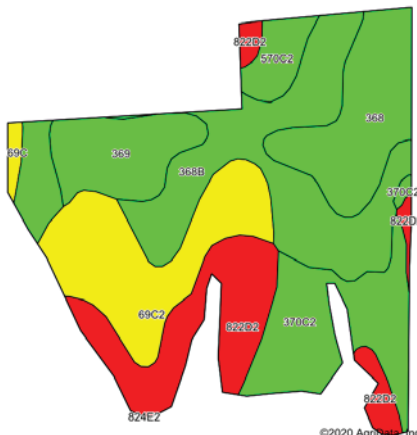
**Address:**

Highway G-64  
Truro, Iowa 50257

### Directions:

From the Des Moines Metro, take Interstate 35 south to exit 47 towards G-64. Take G-64 west towards Truro for 3/4 of a mile. The property is on the south side of G-64.

### Tillable Soils



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Code	Soil Description	Acres	% of Field	CSR2	
368B	Macksburg silty clay loam	7.29	26.0%	89	■
69C2	Clearfield silty clay loam	4.83	17.2%	56	■
822D2	Lamoni clay loam	4.45	15.9%	7	■
370C2	Sharpsburg silty clay loam	4.02	14.3%	80	■
368	Macksburg silty clay loam	3.73	13.3%	93	■
369	Winterset silty clay loam	2.54	9.1%	83	■
570C2	Nira silty clay loam	0.97	3.5%	81	■
69C	Clearfield silty clay loam	0.23	0.8%	59	■
Weighted Average:				68.5	

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