



**PC PEOPLES™**  
**COMPANY**  
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

**PRICE: \$680,000**

# 117.30 ACRES M/L

LAND AVAILABLE IN MADISON COUNTY, IA

Madison County farmland available! This property consists of 117.3 acres m/l with multiple locations to build your executive acreage. The property has good income with 80.43 FSA Cropland acres of which 34.98 are tillable acres and 45.45 acres are enrolled in CRP. The 45.45 CRP acres expire in September and could be reenrolled or put back into production. This land is an ideal recreational tract with close proximity to the Des Moines Metro. Located in Section 1 of Crawford Township Southwest of Norwalk. This property is being sold in its "as is" condition. Buyer will be required to enter a binding agreement with Madison County board of health regarding the current septic system.

**Directions:**  
 1691 Warren Ave | Norwalk, IA 50211  
 From the intersection of Mills Civic Parkway & Interstate 35 in West Des Moines, head south on Interstate-35 for 5 miles. Take exit 65 and turn right (west) onto Cumming Avenue for 0.4 miles. Turn left (south) onto 10th Avenue for five miles. Property is on the west side of 10th Avenue. Look for Peoples Company signs.

**Contact:**  
 Kenny Herring | 515.783.8718  
 Kenny@PeoplesCompany.com  
 Listing #15371



Tillable Soils Map

Code	Soil Description	Acres	% of Field	CSR2
76C2	Ladoga silt loam	19.73	56.4%	75
76D2	Ladoga silt loam	8.35	23.9%	49
11B	Colo, occasionally flooded-Ely silty clay loams	3.60	10.3%	80
76B	Ladoga silt loam	1.62	4.6%	86
428B	Ely silty clay loam	0.75	2.1%	88
179E2	Gara loam	0.65	1.9%	32
248	Wabash silty clay loam	0.20	0.6%	37
54	Zook silty clay loam	0.08	0.2%	67
Average:				69.1

