

# 160 <sup>M/L</sup> ACRES

AVAILABLE IN THE ROLLING HILLS OF

*Madison County, Iowa*



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

## ABOUT THE PROPERTY

Peoples Company is pleased to offer 160-acres m/l located in the rolling hills of Madison County, Iowa. The property has an outstanding location ten minutes from the Des Moines Metro and offers scenic views of the surrounding area for miles! Conveniently located along paved US Highway 169 with easy access to Interstate 80, this property has two driveways and deep valleys suitable for construction of large ponds or water features. Opportunity for rural acreage development, executive building sites, or a long-term land hold just outside the growing Des Moines Metro and located within the Adel-DeSoto-Minburn (ADM) School District.



## IMPROVEMENTS

Improvements include electric and rural water services located along US Highway 169. Utilities are available with electricity provided through Mid-American Energy Company and rural water by Warren Rural Water District with a water line along the west side of US Highway 169. \*Buyer should confirm with Warren Rural Water regarding capacity is available for their intended use. Internet service option is provided by Kinetic Windstream. There are no covenants on this land.



## FARMLAND ACRES

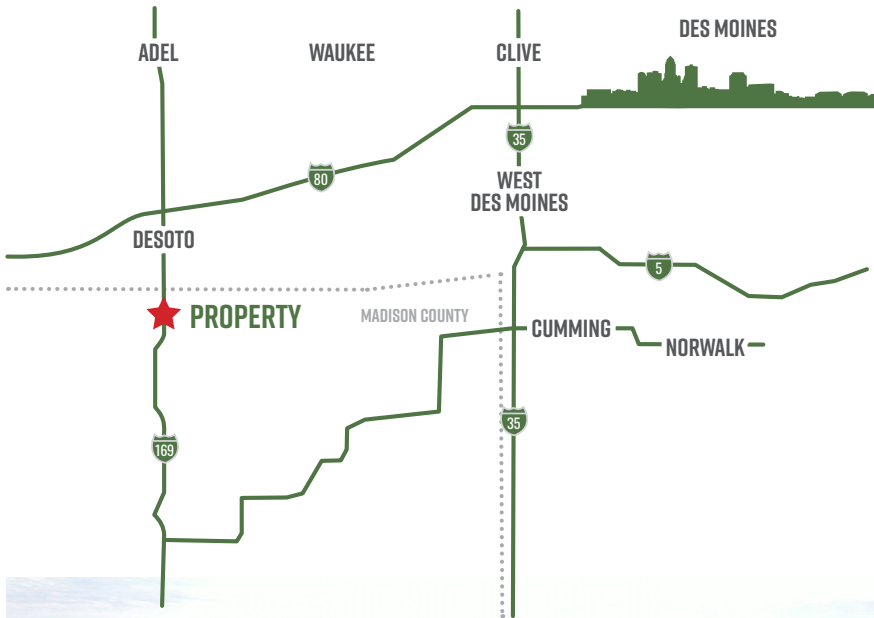
The farmland acres and pasture are currently rented for the 2021 farm year on a year-to-year farm lease. There are 120.48 FSA farmland acres with a CSR2 rating of 67.7 but 48.96 acres currently being in row crop production and the balance being utilized as pasture for grazing livestock. The CSR2 soil rating on these acres is 86.5.



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## DIRECTIONS

US Highway 169  
Winterset, IA 50273

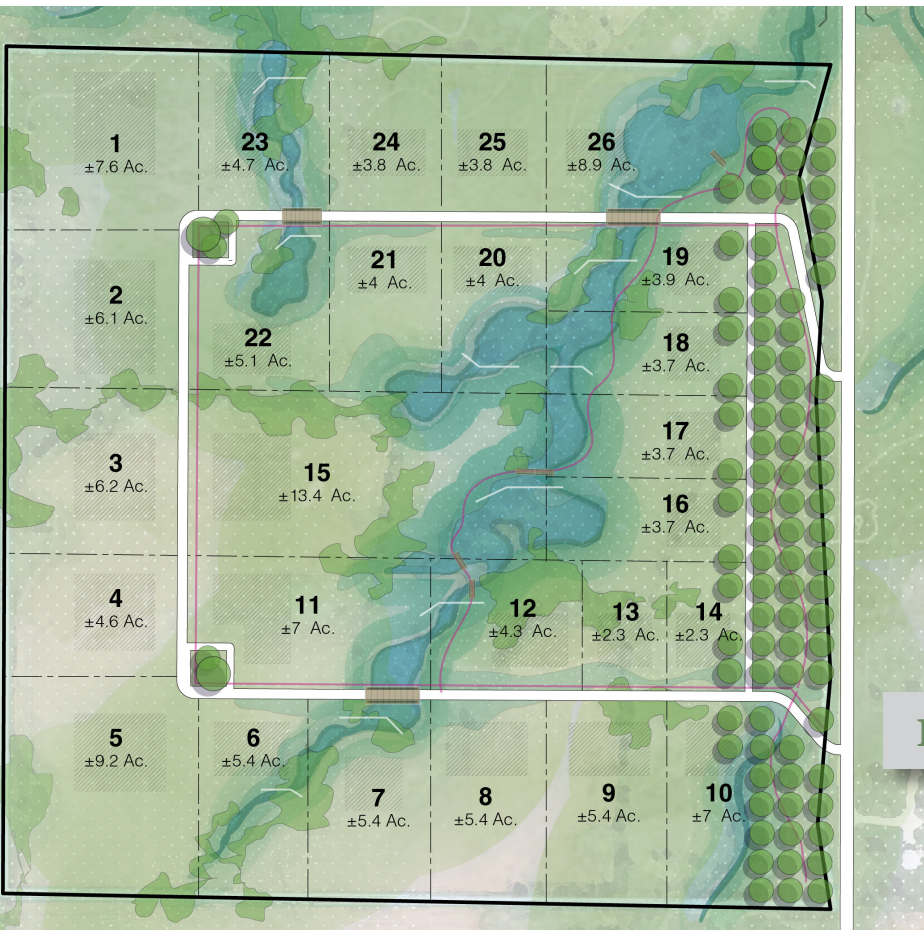
From De Soto, Iowa:  
Travel south on US Highway 169 for approximately 2.5 miles and the property will be located on the west side of the road. Look for the Peoples Company signs.

**FOR MORE INFORMATION ON  
THIS PROPERTY VISIT  
[PEOPLES COMPANY.COM](http://PEOPLES COMPANY.COM)  
LISTING #15409**

**PROPERTY ADDRESS**  
US HIGHWAY 169  
WINTERSSET, IA 50273

**PRICE**  
\$1,840,000

**CONTACT:**  
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## DEVELOPMENT CONCEPT

*Disclaimer: All future plans, timelines, locations, etc. should be confirmed with the utility providers and Madison County. Development Concept is for illustrative purposes only. Concept is not an approved planning document. All building sketches, and uses, footprints, roadways, entrances, etc. are purely conceptual.*

12119 STRATFORD DR.  
SUITE B  
CLIVE, IOWA 50325

PeoplesCompany.com  
Listing #15409

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Peoples Company is an all-inclusive land company that offers farm auctions, both public and online, traditional listings, farm management, certified appraisals and valuation services, and access to investor capital.



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