

LAND FOR SALE

LISTING #16023

PRICE: \$105,000

DESCRIPTION:

Peoples Company presents 10 acres m/l in southern Madison County that would serve as an excellent acreage setting or executive building site. Situated between Lorimor & Winterset, this property offers spectacular views of hardwoods along the rolling hills of Madison County. There is an abundance of wildlife on the property with mature trees providing adequate cover and ample food sources. There are approximately 5.5 acres of CRP on this property paying \$143.71/Acre that was enrolled in 2020. The new owner will need to buy out the CRP acres for the building site. Contact Listing Agent for more details.

Utilities are available at the road with SIRWA providing rural water. Electric is provided by Farmers Electric Cooperative. Fiber Optic internet is provided by Grand River Mutual Network.

Take advantage of this premier location with excellent recreational opportunities. All boundaries and acres are approximate and are subject to the final survey.

DIRECTIONS:

From Winterset: Travel S on Clark Tower Road for 6 miles to Peru Rd. Turn left (E) onto Peru Rd and continue E for 3/4 of a mile to Millstream Ave. Turn right (S) onto Millstream and continue S on Millstream Ave for 4.7 miles. Turn right at the T intersection and travel for a 1/10th of a mile and the property will be on the south side of the road. Look for Signs.

KOLT KIBURZ

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10 ACRES M/L MADISON COUNTY., LORIMOR, IOWA



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