

**LISTING #16110**

**80**

**ACRES M/L**

*Organic Farmland with 5 Acre Building Site*

**MADISON COUNTY**

*Bryan Bergdale | 712.251.8588 | [Bryan@PeoplesCompany.com](mailto:Bryan@PeoplesCompany.com)*





# MADISON COUNTY

Peoples Company is proud to offer a high-quality tillable farm located in South Central Iowa just outside of the Des Moines Metro area. The farm contains 80 total acres located less than a quarter of a mile north of Highway 92 and 4 miles west of the Interstate 35 corridor. The property includes 70.25 acres m/l of certified organic tillable farmland with a CSR2 of 44.5. Primary tillable soils include Wabash silty clay loam and Colo silty clay loam. After exiting the Farm Service Agency's CRP program in 2019, this property was transitioned to certified organic farmland. Over the past two years the property has undergone significant improvements including tree clearing, drainage tile work, surface ditching, and new oversized field entrances allowing for larger farm equipment. Approximately 74,237 feet of drainage tile was installed in the Fall of 2020 enhancing drainage and improving farmability. The farm also possesses favorable fertility levels due to high nutrient chicken litter being recently applied. The farm has a current lease which will expire after the 2022 growing season.

In addition, the property features a 5-acre surveyed building site in the northeast corner suitable for nearly all home types. The location is ideal and highly desirable due to the proximity to the Des Moines Metro and being within the Winterset Community School District. The property currently has access to utilities onsite. The property can be used for many uses, including equestrian activities, hobby farming, livestock, and 4-H projects with no covenants or deed restrictions.

## Legal Description

The North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-eight (28), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

**Net Taxes: \$1,184**

# 80

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# Directions

From West Des Moines, IA: Travel south on I-35 to Exit 56. Travel west on Highway 92 approximately 3 miles to Valleyview Trail. Head North on Valleyview Trail approximately .25 miles and the property will be on the west side of the road.

# Valleyview Trail Winterset, IA 50273



# Tillable Soil Map

| Code                    | Soil Description       | Acres | % of Field | Legend | CSR2        |
|-------------------------|------------------------|-------|------------|--------|-------------|
| 248                     | Wabash silty clay loam | 55.99 | 79.7%      |        | 37          |
| 133                     | Colo silty clay loam   | 7.64  | 10.9%      |        | 78          |
| 54B                     | Zook silty clay loam   | 4.88  | 6.9%       |        | 70          |
| 54                      | Zook silty clay loam   | 1.74  | 2.5%       |        | 67          |
| <b>Weighted Average</b> |                        |       |            |        | <b>44.5</b> |



# Tile Map



**PRICE \$840,000**

**PRICE PER ACRE**

**\$10,500/acre**

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