

29.59 Acres M/L

Located in the path of West Des Moines Expansion

Madison County, IA 105th Street Cumming, IA 50061

Peoples Company is pleased to present an exceptional 29.59-acre m/l offering located immediately south of West Des Moines, positioned only 0.25 miles off Veterans Parkway.

Listing

#18785

PeoplesCompany.com

The farm includes 25.07 FSA cropland acres, with approximately 16.28 acres currently in row crop production boasting a strong CSR2 rating of 81.7. The remaining acres are utilized as hay ground, offering flexible income potential and a clean layout for future development.

Strategically located, this tract aligns with West Des Moines' long-term vision for expansion. According to the City's Future Land Use Plan, the property is designated Mixed Residential, placing it in the heart of a rapidly emerging development zone.

The City's Ultimate Street Circulation Plan further highlights the significance of this parcel: Veterans Parkway is planned to evolve into a western bypass with full on/off access, and a future off-ramp is shown to run directly through or next to the property. A planned northern connection

of Jordan Creek Parkway will further enhance access, connectivity, and long-term development potential.

With its prime location, strong soils, and development potential, this property represents an outstanding investment opportunity. Tracts of this size and positioning—closely tied to the future of West Des Moines—are increasingly rare.

Directions: From Cumming, IA: Head west out of town on Cumming Avenue for 0.4 miles until reaching N 50th Street. Turn right (north) and travel for 1.2 miles until reaching Veterans Parkway. Turn left (west) and travel for 1 mile until reaching Warren Avenue. Turn right (north) and travel for 0.3 miles until reaching 105th Street. Turn left (west) and travel for 0.9 miles. The property will be located on the right (north) side of the road. Look for the Peoples Company signs.



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