

MADISON COUNTY LAND FOR SALE

293
ACRES

LISTING # 13738

BADGER CREEK ROAD, VAN METER, IA 50261

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- Presenting 293 Acres m/l located just outside of the Des Moines metro in the northeast corner of Madison County
- 38.77 Acres m/l in row crop production with a weighted average CSR of 72.5 (CSR2 80.4)
- 56.96 Acres enrolled in CRP with an annual payment of \$10,239
- Large block of hardwood timber including walnut, oak, hickory, maple and elm loaded with Deer and Turkey
- Wetland structure maintained by the Madison County Soil and Water Conservation District frequented by a wide variety of waterfowl throughout the year
- Access from both Badger Creek Road on the west and Timber Ridge Ave to the east
- Diverse combination of income from Row Crop, hay ground, and CRP with unlimited recreational potential
- Within 1 mile of Badger Creek State Recreational Area and 10 minutes to Jordan Creek Town Center
- With the proposed extension of Veterans Parkway and construction of a new data center nearby, this property serves well for long term investment





BADGER CREEK ROAD

TIMBER RIDGE AVENUE

**293
ACRES**

BADGER CREEK ROAD, VAN METER, IA 50261

MADISON COUNTY, IOWA

293.00 ACRES M/L

PRICE: \$1,992,400

PRICE/ACRE: \$6,800

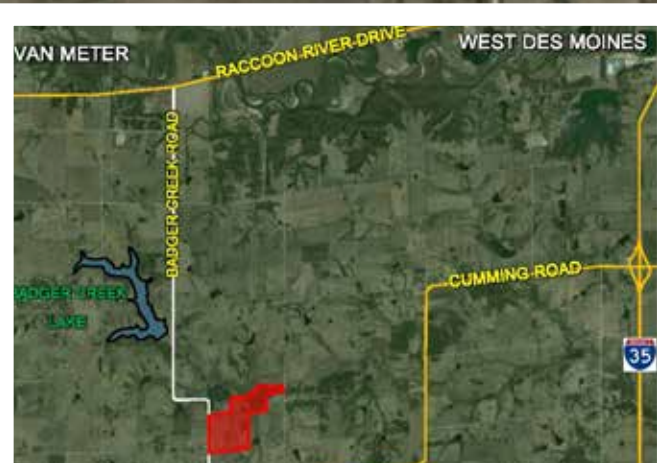
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FARM DETAILS

Total FSA Cropland Acres: 112.37

Corn - 43.64 base acres with a PLC Yield of 102

Beans - 11.77 base acres with a PLC Yield of 34



DIRECTIONS

From West Des Moines: Take Interstate 35 south to the Cumming/Norwalk exit. Take Exit 65 and turn right (west) on County Highway G14 (Cumming Road). Continue west on Cumming Road for 8.5 miles. Turn right (north) onto Badger Creek Road. The property is 1 mile north of Cumming Road on the east side of Badger Creek Road. Look for Signs.



For more information, photos, and soil maps please visit our website www.PeoplesCompany.com and look up listing #13738.



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