



LAND FOR SALE

KEY FEATURES

Price \$466,200 or \$3,700 Per Acre

Purpose Pasture, Tillable, Recreation

Location 11 Miles west of Winterset, Iowa

Farm Details

Located on the Madison/Adair county line, just off of HWY 92 in Madison/Adair County, Iowa. This property offers an excellent opportunity to purchase 126 +/- acres. The farm consists of 36 +/- acres of farmland which is in row crop/alfalfa crop production. The remainder of the land is a mix of pasture and hardwood timber. The 36 +/- cropland acres has a CSR2 average of 62.2. The farm has well kept fencing and would make a nice addition for a cattle operation or a land buyer looking for a recreational property close to Des Moines Metro. The farm has year around water available with a newly installed automatic waterer along with Bush Branch Creek cutting through the middle of the pasture acres. Wildlife lives on and around the farm. Deer and turkey are in high populations in and around the neighborhood. Farm will be sold subject to survey.

Land Broker



Luke Skinner
515-468-3610

Luke@iowalandcompany.com

MADISON/ADAIR COUNTY, IA 126 +/- ACRES

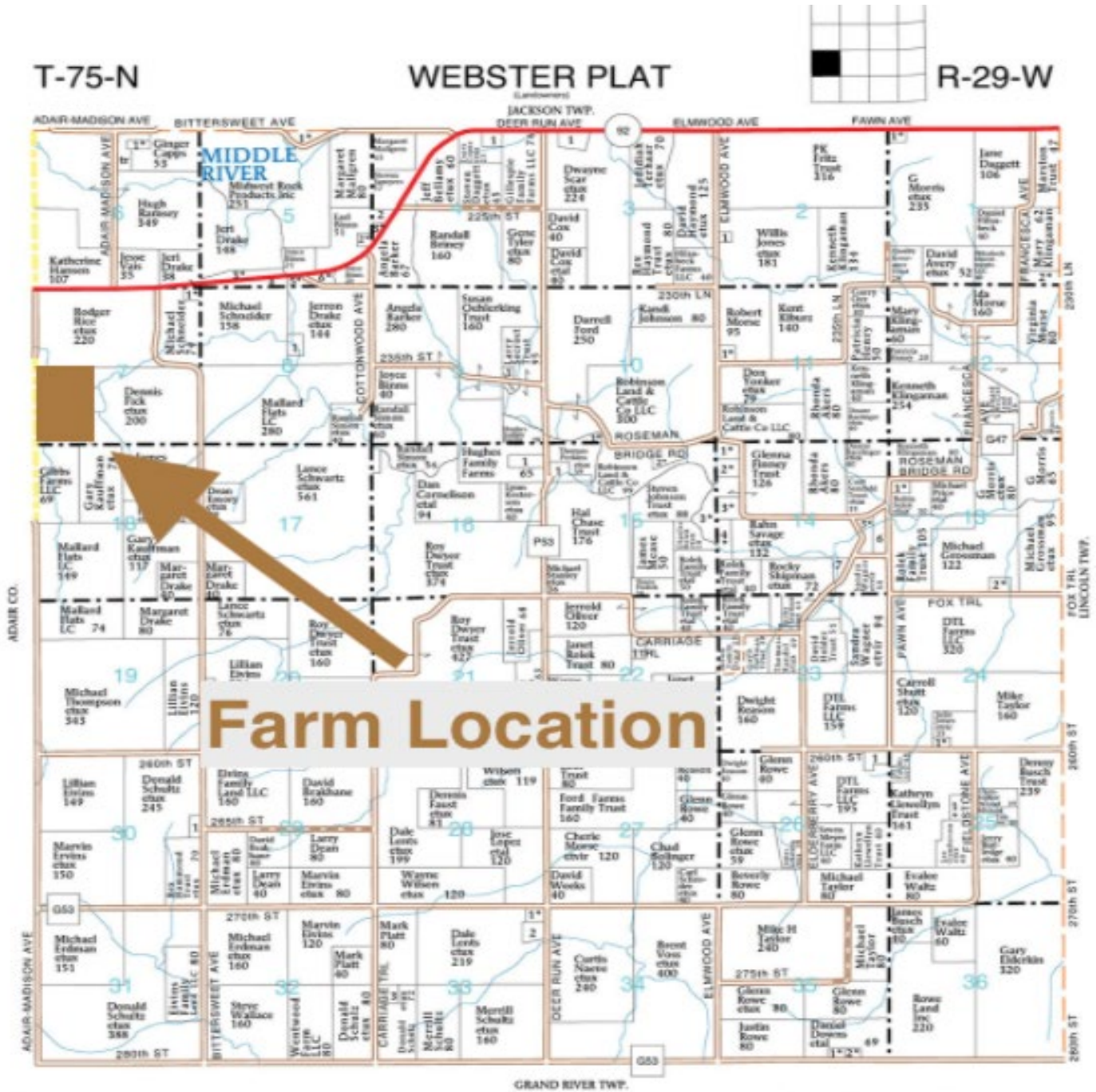




Location Notes:

From Winterset, IA

- Take HWY 92 west 11 miles
- Turn south on Adair Madison Ave and continue for .7 miles
- Farm is on the east side of the road.
- Sign will be in place by entrance.



WEBSTER TOWNSHIP

SECTION 1

- 1. Simon, Randall etux \$
- 2. McDonald, Andrew etux 18

SECTION 2

- 1. McKnight, James 5

SECTION 3

- 1. Davis, Cleighton 14

SECTION 4

- 1. Feldman, Nicole 10
- 2. Blinn, Earl 5
- 3. Morse, Leon etux \$

SECTION 5

- 1. Berry, Chance etux 11
- 2. Morse, Leon etux 7
- 3. McVay, Abraham etux 11

SECTION 6

- 4. Schneider, Michael 13
- 5. Drake, Jerron etux 5
- 6. Goodridge, Greg etux 8

SECTION 7

- 1. Munson, John etux 8
- 2. Garrett, Scott etux 6

SECTION 8

- 1. Gillespie Family Farms LLC 10

SECTION 9

- 1. Ottum, Kevin 8

SECTION 10

- 1. Perkins, Thomas etux 7

SECTION 11

- 1. Scoles, Jason etux 5

SECTION 12

- 1. Price, T etux 10
- 2. Haahruss, Michael etux 10

SECTION 14

- 1. Leonard, Doug etal 12
- 2. Modlich, Mark etux 10
- 3. Cortner, Malcolm etux 12

SECTION 15

- 4. McDonald, Dennis etux 10
- 5. Derrick, Miles etux 8
- 6. Chestnut, Paul 10
- 7. Oak Grove Community Church 5

SECTION 15

- 1. Roush, Joe 15

SECTION 17

- 2. Hornback, Andrew etux 17
- 3. McDonald, Dennis etux 19

SECTION 18

- 1. Hughes, Philip 15

SECTION 20

- 1. Elvins, David etux 14

SECTION 22

- 1. Ross, John 5

SECTION 24

- 1. Sullivan, Cody etux 5

SECTION 25

- 1. Schlaht, Kelly etux 18
- 2. Holder Trust, David 5

SECTION 30

- 1. Dunham, Leanna 5

SECTION 33

- 1. Anthony, Alan etux 7
- 2. Dibel, Doris 16
- 3. Platinum Pork LLC 8

SECTION 35

- 1. Bowman, Robert etux 6
- 2. Miller, Andy etux 5



PROPERTY PHOTOS



Additional Notes:

Property Highlights

- 36 +/- Tillable Acres
- Annual row crop and pasture income
- 1 Mile south of HWY 92
- Close proximity to Winterset, Iowa
- High populations of deer and turkey on the farm and neighborhood
- Bush Branch Creek is location on the south of the property
- Good pasture for cattle grazing