



LAND FOR SALE

Madison County

26.10
ACRES +/-



FARM DESCRIPTION

PRICE: \$255,000

Here is a very nice 26.1 +/- acre property located 6 miles south of East Peru, Iowa in Madison County, Iowa. The property provides excellent building and recreational opportunities. The property consists of 5 +/- open acres currently being hayed. The remaining balance consists of great wildlife habitat and hardwoods. The timber has been well maintained and is in mature state. Building Site: This property offers an outstanding building site located on the easterly side of the property. Water and electricity are located at the road for easy hook up. This property has endless opportunities. Whitetail deer and turkey are abundant in the surrounding area.



LUKE SKINNER | LAND BROKER
Luke@IowaLandCompany.com
515-468-3610



Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322



MATT SKINNER | LAND BROKER
Matt@IowaLandCompany.com
515-443-5004



AERIAL PHOTO

Madison County

26.10
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FARM SPECIFICATIONS:

Asking Price:

\$255,000

Location:

From East Peru, Iowa: Travel west on Brown St. 1/2 mile. Turn left or go south on Clanton Creek Rd. 2 miles. Turn left and head southeast on Pheasant Run Trail 1.5 miles. The property is located on the west side of Pheasant Run Trail. For sale signs are located on the property.

Legal Description:

26.1 +/- acres located in Madison County, Iowa; Walnut Township, Section 27. Exact legal will come from the abstract.

Tax Information:

\$266 estimated annually



SOIL MAP

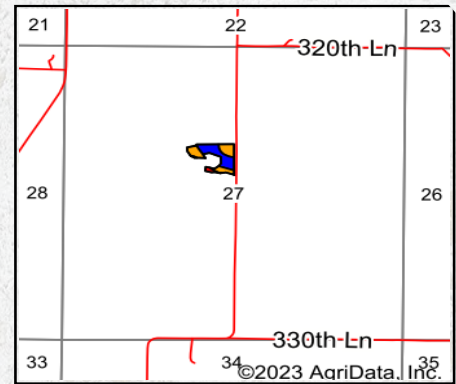
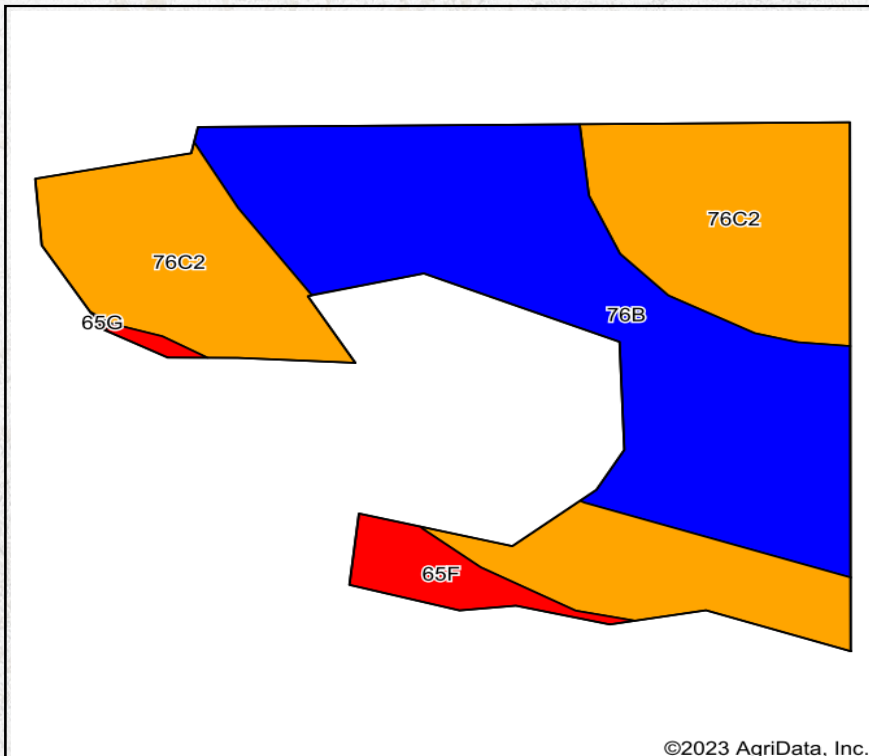
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Details

- 26.1 +/- Acre Property
- 5+/- Open Acres Currently Being Hayed
- Wildlife Habitat and Hardwoods
- Offers Outstanding Building Site on East Side of Property
- Whitetail Deer and Turkey Sign on the Property is Abundant
- Great Location For Easy Access to Winterset, Iowa and The Des Moines, Iowa Area Metro

Soils Map



State: **Iowa**
 County: **Madison**
 Location: **27-74N-27W**
 Township: **Walnut**
 Acres: **5.23**
 Date: **7/6/2023**



Maps Provided By:




 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA121, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	2.52	48.2%		IIIe	75	75	75	68	64
76B	Ladoga silt loam, 2 to 5 percent slopes	2.45	46.8%		Ile	86	82	82	75	76
65F	Lindley loam, 18 to 25 percent slopes	0.26	5.0%		VIIe	14	56	56	36	42
Weighted Average						2.73	*n 77.3	*n 77.3	*n 69.7	*n 68.5



PROPERTY PHOTOS

Madison County

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ABOUT US

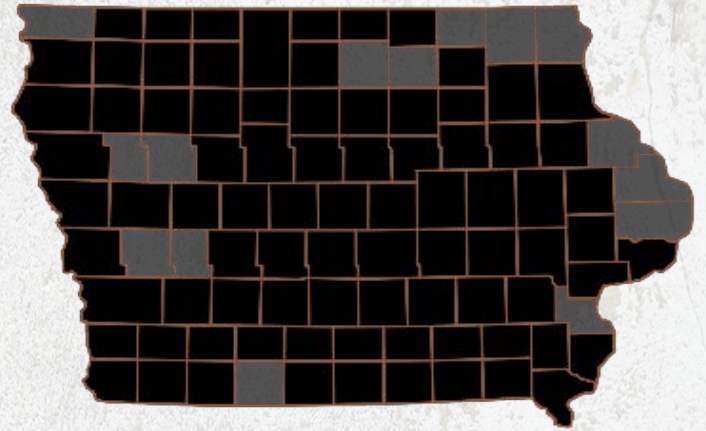
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company



Luke and Matt are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Cody and Nick Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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