



LAND FOR SALE

# Madison County, Iowa

89.31

ACRES M/L

**BRYAN BERGDALE**

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LISTING #17107





**130TH STREET**

*89.31* ACRES M/L



## DIRECTIONS

**130TH STREET  
CUMMING, IA 50061**

From Exit 65 (Cumming/ Norwalk): Travel west on Highway G14/Cumming Road for 2.75 miles and follow the curve of the highway south. Continue south on the highway for a mile before turning left and heading east on 130th Street. Travel east on 130th Street for .5 miles and the farm will be on the north side of the road. Look for Peoples Company signs.



FOR MORE INFORMATION VISIT [PEOPLESCOMPANY.COM](http://PEOPLESCOMPANY.COM) | LISTING #17107

# Madison County, Iowa

## LAND FOR SALE

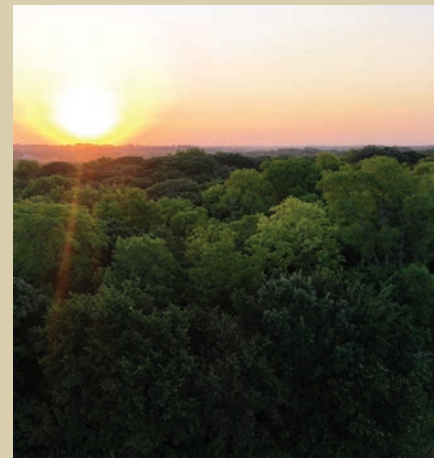
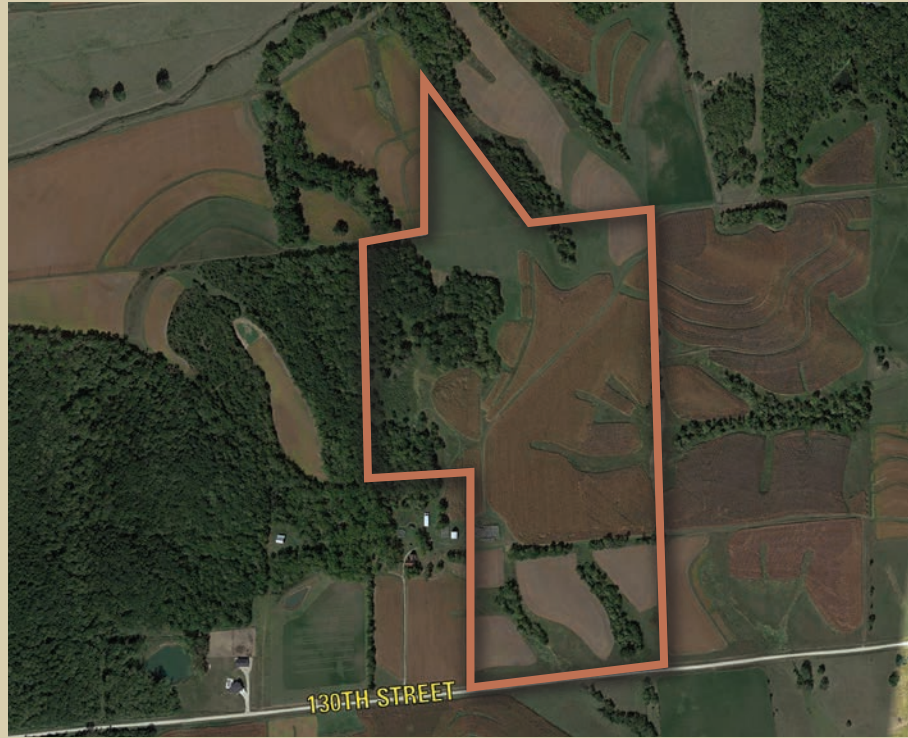
**PRICE: \$1,205,685**

**LISTING #17107**

Peoples Company is pleased to present 89.31 m/l surveyed acres in the rolling hills of Madison County, Iowa just a short distance from Cumming, Iowa, and the Des Moines Metro. This unique property makes an ideal hobby farm with numerous executive building site options possible. Currently, there are approximately 45.18 acres m/l that are being farmed, boasting an excellent CSR2 value of 80. An additional 18 acres m/l are currently in hay/grass production with some of those acres having the potential to be farmed, if desired. The remainder and balance of the property consists of mature timber and timbered draws which create outstanding recreational opportunities. With mature timber adjacent to the west, Bader Creek to the north, and many food sources available, this property is a great habitat for countless species of wildlife.

Located just .5 miles off Highway G50 and 4 miles from the Interstate 35 Cumming/Norwalk exit, this is a perfect chance to build your dream home with easy access to amenities. Warren Rural Water and MidAmerican Energy are available along 130th Street. The farm has multiple spots to build that are suitable for nearly all home types. Take advantage of this rare opportunity to own a large building site just minutes from the Des Moines Metro!

The farm lease is "open" for the 2024 crop season. This property does not currently have driveway access, a new driveway will need to be installed. Please contact one of the Listing Agents for details.





12119 Stratford Drive  
Clive, IA 50325



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view this listing online.



# Madison County, Iowa

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