

# EXECUTIVE BUILDING SITE

23.84 ACRES M/L - VAN METER, IOWA

**\$499,900**



## CONTACT

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**PeoplesCompany.com**  
Listing #17180



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Peoples Company proudly presents an executive building site near Van Meter, Iowa! The property consists of 23.84 acres m/l surrounded by native timber with excellent views of the Madison County countryside. Located directly off Badger Creek Road, this building site offers multiple opportunities for someone to build their dream home in a secluded acreage setting suitable for all home types with room for outbuildings and livestock with no covenants.

The property is situated 10 minutes from Van Meter, Iowa, and 20 minutes from the Des Moines metro, and falls into the highly coveted Van Meter Community School District. The 276-acre lake at Badger Creek State Park is a short drive up the road, allowing convenient access to over 700 acres of public hunting land and "no-wake" boating and fishing. A small pond in the southeast corner of the property and Badger Creek frontage through the trees provide great wildlife viewing and potential hunting opportunities.

This 23.84-acre m/l property includes approximately 7.59 FSA cropland acres carrying a CSR2 of 46.4. Don't miss this incredible opportunity to build on a scenic and secluded piece of land with proximity to many amenities. Rural water and Mid-American electricity are available at the road. Additional adjoining acres may be available. Contact the Listing Agent for more details.

School District: Van Meter Community School District

General Area: Van Meter

Net Taxes: \$243.00

CSR2: 46.40



## **CONTACT**

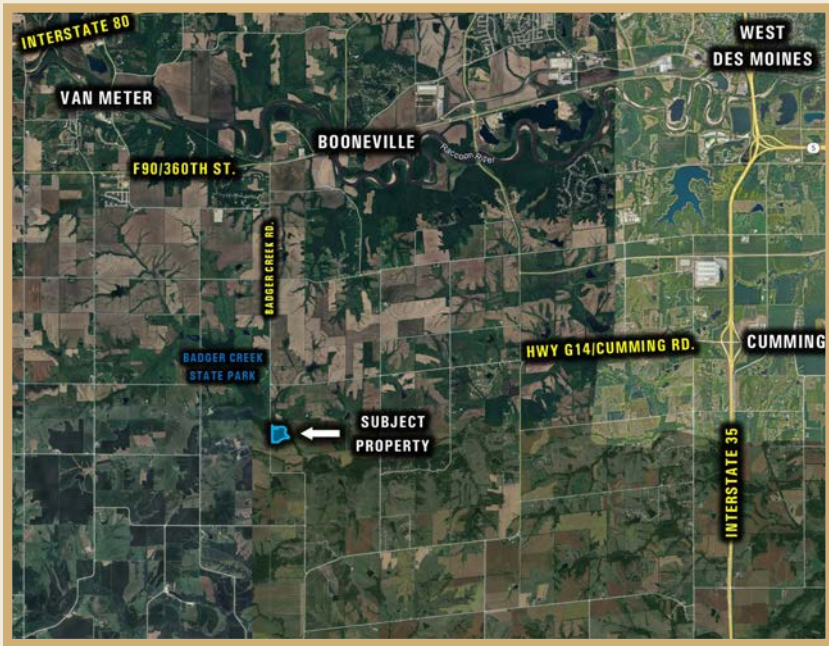
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## DIRECTIONS

**From Van Meter, Iowa:** Head south on East Street and continue onto State Highway 293/Richland Road for 0.8 miles. Then, turn left onto 360th Street. In 2.0 miles, turn right onto Tabor Road. In 1.1 miles, continue onto Badger Creek Road. In 2.7 miles the property will be on the left/to the east.



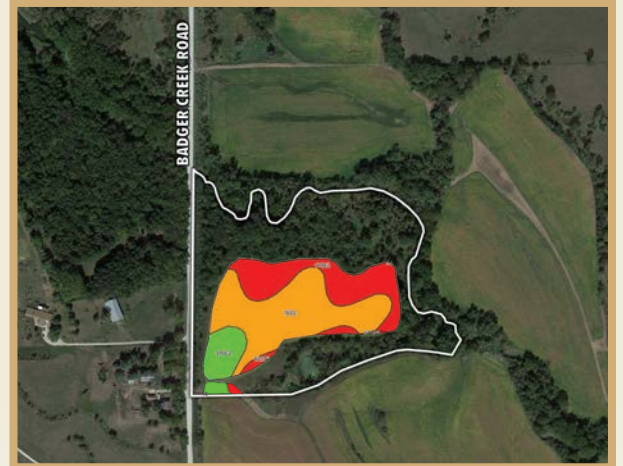
## TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
76D2	Ladoga silt loam	3.89	51.3%		49
179E2	Gara loam	2.35	31.0%		32
370C2	Sharpsburg silty clay loam	1.04	13.7%		80
822D3	Lamoni clay loam	0.31	4.1%		11

**WEIGHTED AVERAGE 46.4**

\*A principal of the selling LLC is a licensed real estate agent in the State of Iowa.

\*Areas of the parcel along Badger Creek are in a flood plain. See attached map.







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