



LAND FOR SALE

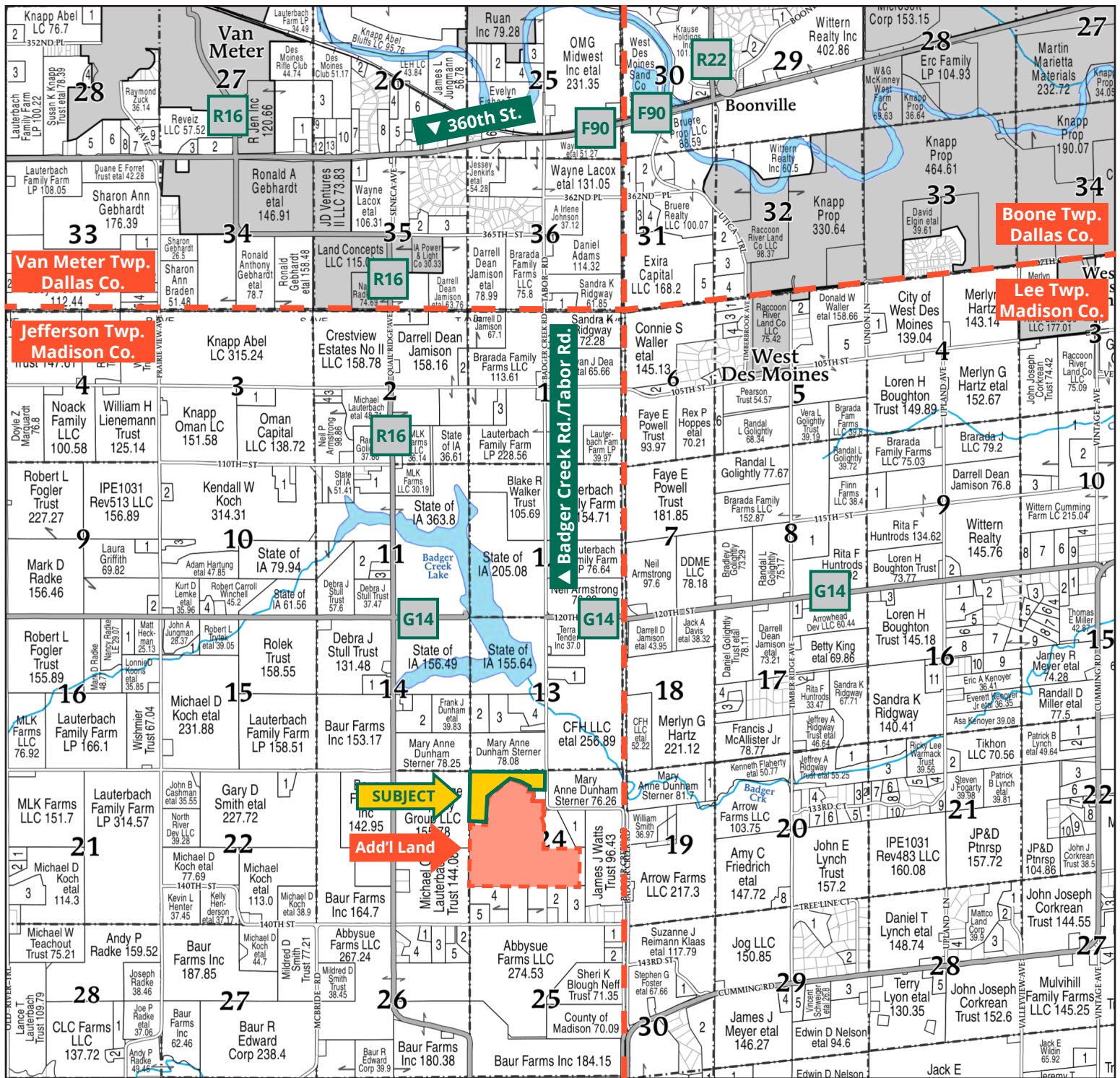
Building Site Potential within 15-miles of West Des Moines



KYLE HANSEN, ALC
Licensed Broker
in IA, AZ, NE & MO
515.370.3446
KyleH@Hertz.ag

515.382.1500 | 415 S. 11th St., PO Box 500
Nevada, IA 50201-0500 | www.Hertz.ag

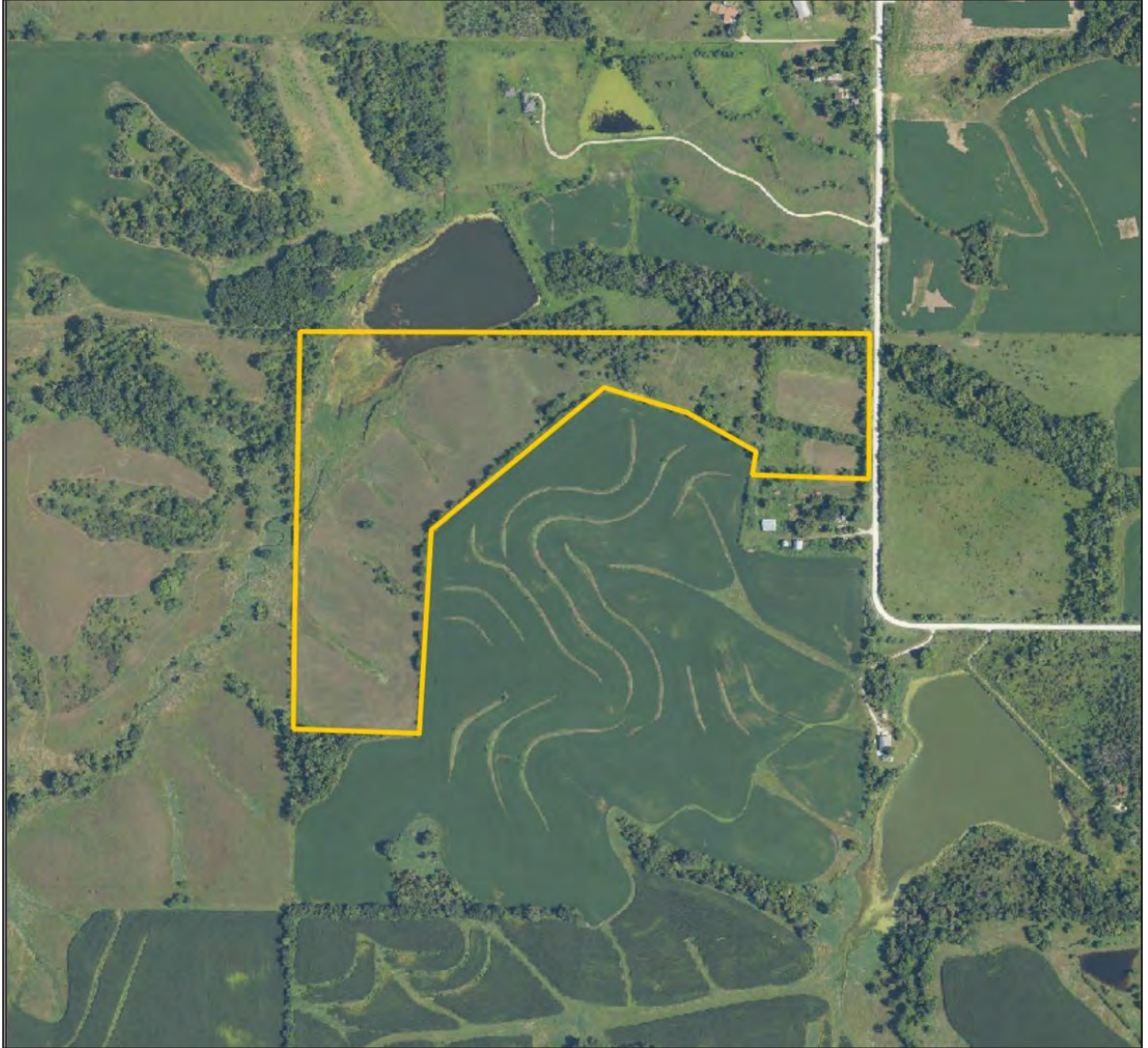
49.92 Acres, m/l
Madison County, IA



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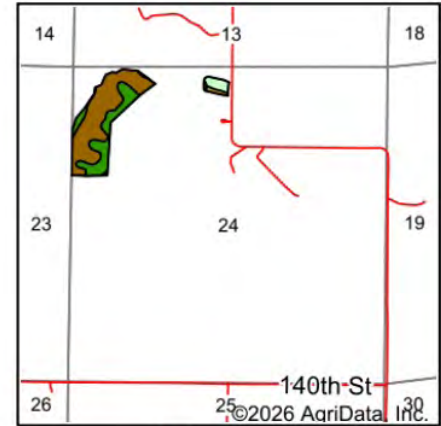
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Est. FSA/Eff. Crop Acres: 29.12 | CRP Acres: 1.16 | Soil Productivity: 44.50 CSR2



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State: **Iowa**
 County: **Madison**
 Location: **24-77N-27W**
 Township: **Jefferson**
 Acres: **29.12**
 Date: **9/9/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA121, Soil Area Version: 29						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
824E2	Shelby-Lamoni complex, 14 to 18 percent slopes, eroded	18.10	62.1%		IVe	26
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	7.56	26.0%		IIIe	80
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.58	5.4%		IIlw	67
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	1.00	3.4%		IIlw	80
24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	0.55	1.9%		IVe	35
24F2	Shelby clay loam, dissected till plain, 18 to 25 percent slopes, eroded	0.22	0.8%		VIe	20
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.11	0.4%		IIe	91
Weighted Average					3.57	44.5

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Van Meter: Go south on East St./Richland Rd. to Co. Hwy F90/360th St. Then east 2 miles to Tabor Rd./Badger Creek Rd. and south 4 miles. The property is on west side of the road.

Simple Legal

Parcel I in Section 24, Township 77 North, Range 27 West of the 5th P.M., Madison Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$599,040
- \$12,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, based on the terms of existing lease.

Real Estate Tax

Taxes Payable 2025 - 2026: \$969.36*

Surveyed Acres: 49.92

Net Taxable Acres: 49.39*

Tax per Net Taxable Acre: \$19.63*

**Taxes estimated due to recent survey of property. Madison County Treasurer/Assessor will determine final tax figures.*

Lease Status

Leased through the 2027 crop year.

Contact agent for details.

FSA Data

Farm Number 5662, Part of Tract 4718

Est. FSA/Eff. Crop Acres: 29.12*

CRP Acres: 1.16

Corn Base Acres: 11.13*

Corn PLC Yield: 114 Bu.

Bean Base Acres: 1.65*

Bean PLC Yield: 35 Bu.

Oats Base Acres: 0.32*

Oats PLC Yield: 48 Bu.

**Acres are estimated pending reconstitution of farm by the Madison County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

CRP Contracts

There are 1.16 acres enrolled in a CP-21 contract that pays \$313.00 annually and expires 9/30/26.

Soil Types/Productivity

Primary soils are Shelby-Lamoni complex and Sharpsburg silty clay loam. CSR2 on the Est. FSA/Eff. crop acres is 44.50. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Moderately to steeply sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

- Rural water - Warren Water District.
- 2.5 acres part of a larger pond.

Comments

Great opportunity to build your dream house overlooking a pond with plenty of room for outdoor activities. This property is just 15-miles from Jordan Creek Mall and in the Van Meter School District. This is a buildable site for 1 residential home; if you wish for multiple estates, please reach out to county planning and zoning for guidance.

Additional Land for Sale

Seller has one additional tract of land for sale located south of this property. See Additional Land Aerial Photo.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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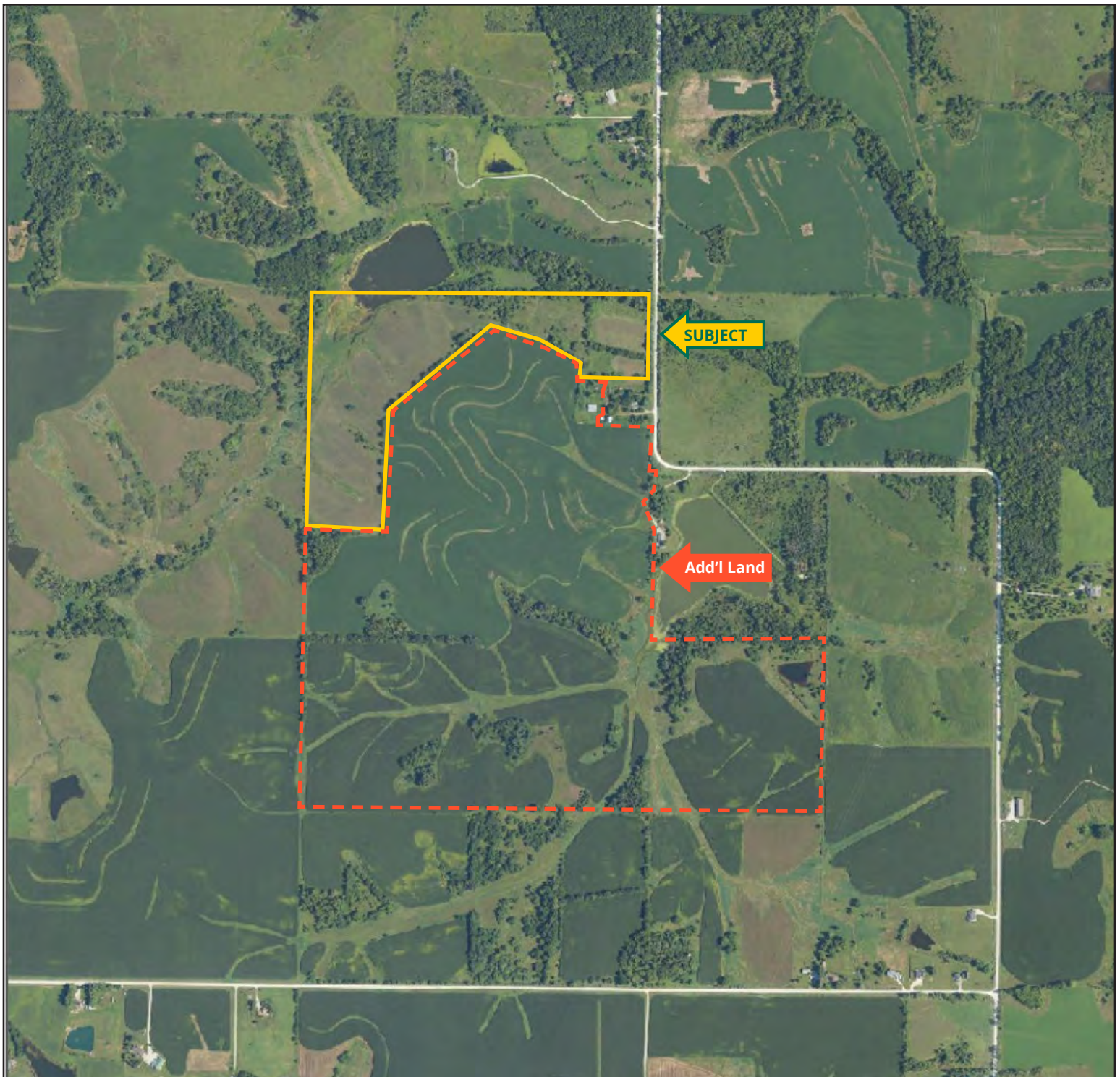
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Northwest looking Southeast

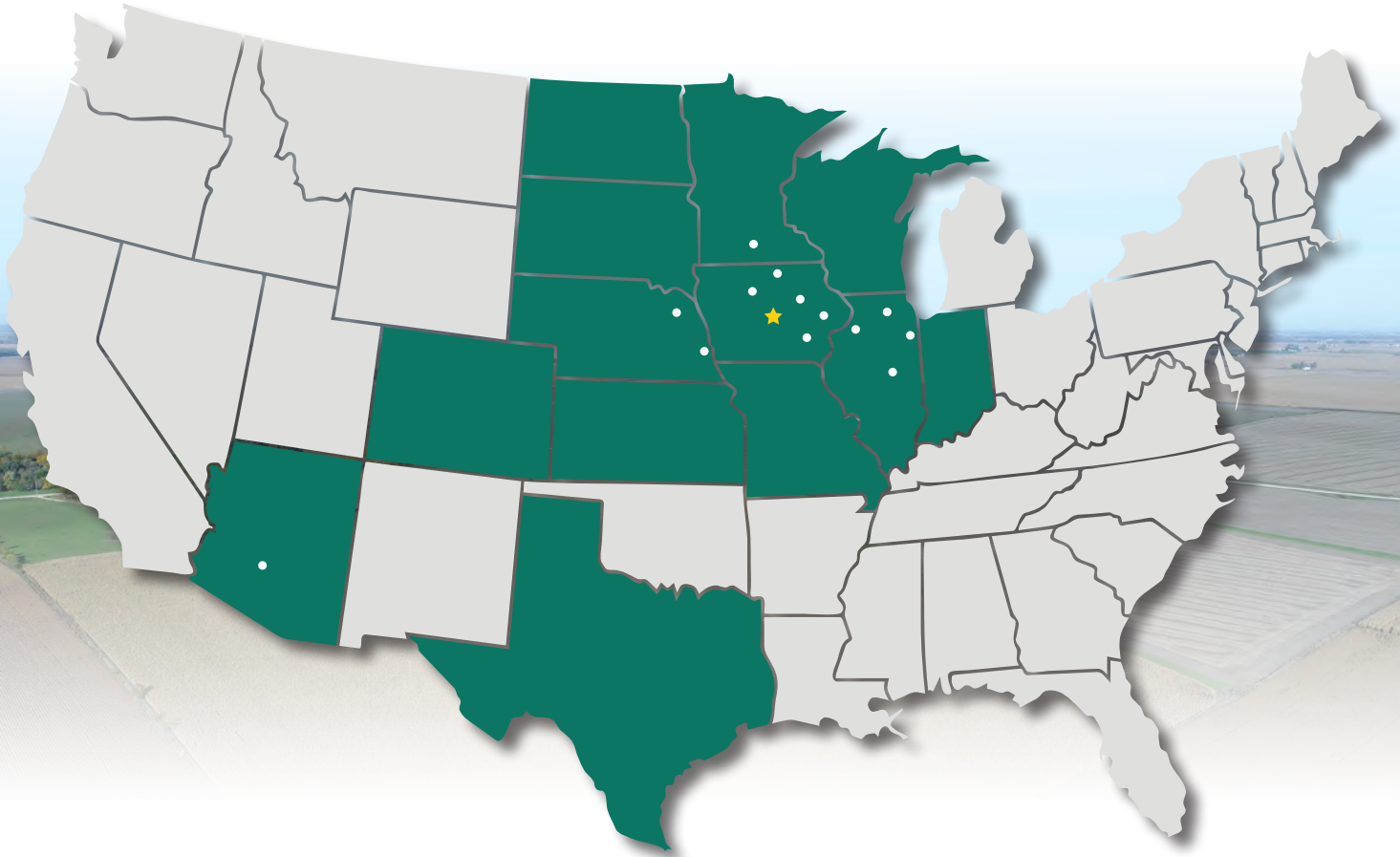


South looking North





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