PRIME DEVELOPMENT LAND
118 Acres M/L | Altoona, IA

PEOPLES COMPANY™

INNOVATIVE. REAL ESTATE. SOLUTIONS.

NE 27TH AVE

CO RD S14/NE 72ND ST

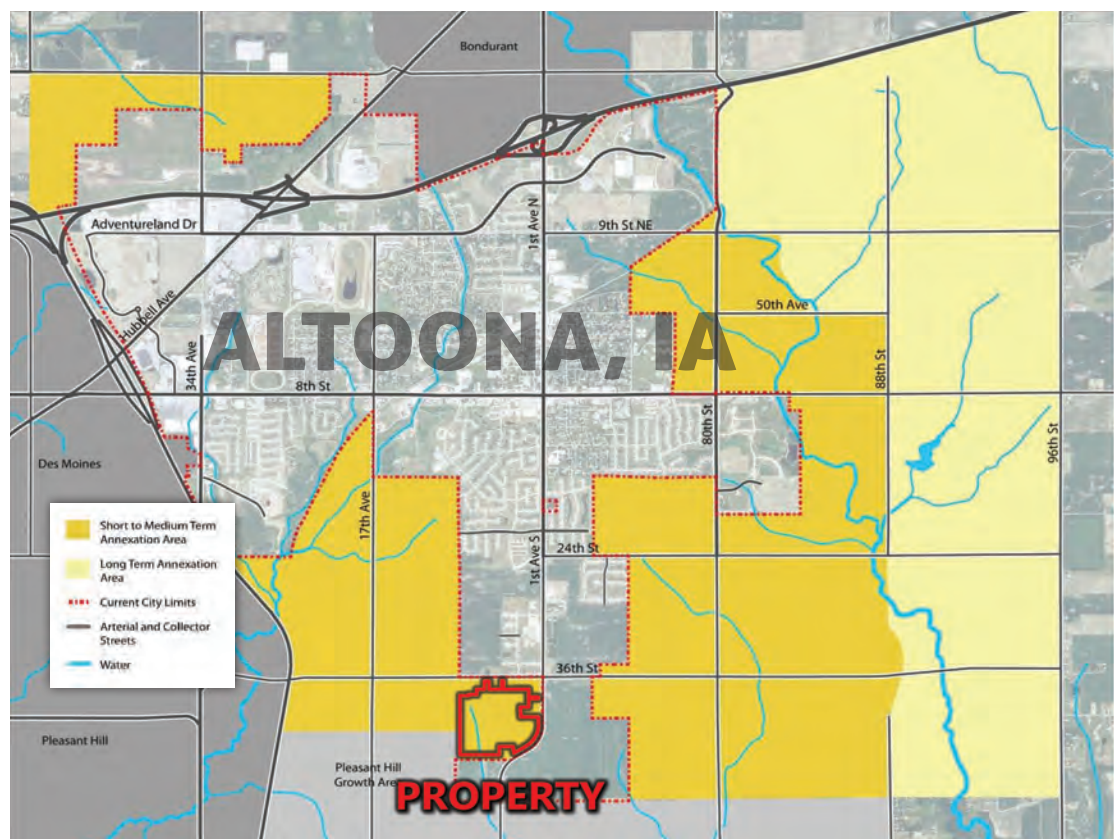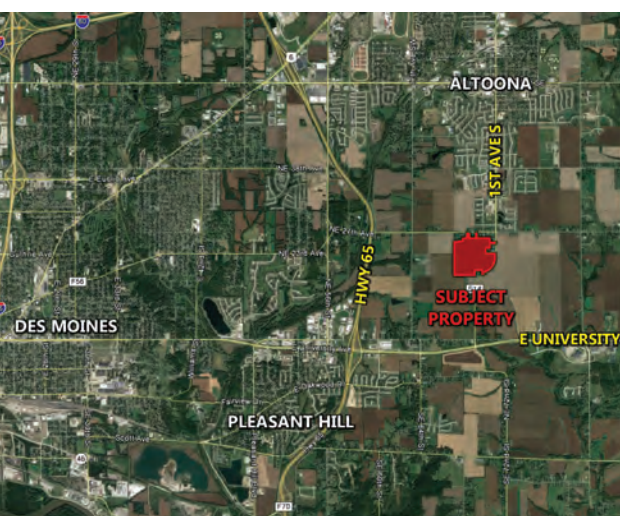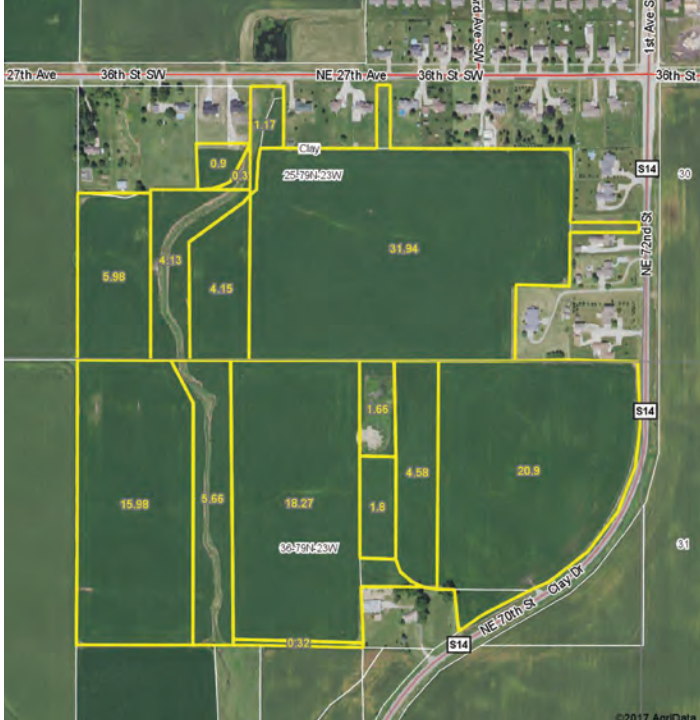# PRIME
DEVELOPMENT LAND

Offering 118 acres m/l of prime development land nestled on the south side of Altoona, IA. Property is located in an active development area and is currently in the short term annexation plan for the City of Altoona. Property is serviceable from a sanitary sewer main and a 12 inch water main located along the north side of NE 27th Avenue. Sewer connection fee is approximately 3,900/acre. With new construction residential tax abatement program through the City of Altoona, there is an opportunity to capitalize on 100% abatement on the first $75,000 of value for a period of five years. Farm consists of approximately 113.78 tillable acres carrying an 88 CSR2. Primary tillable soils include Clarion, Webster, and Nicollet loam. Property is located on the south side of Altoona, adjacent to city limits, in Section 25 and 36 of Clay Township.

Zoning:
Low Density Residential

School District:
Southeast Polk

Listing:
#13989

Property Address:
NE 72nd Street
Altoona, Iowa 50009

Listing Price:
$22,000/Acre
($2,596,000)

Taxes:
$3,288
Annually

NE 27TH AVE

NE 72ND ST

ALTOONA

1ST AVE S

HWY 65

SUBJECT PROPERTY

E. UNIVERSITY

DES MOINES

PLEASANT HILL

118 ACRES M/L

ALTOONA, IA

Short to Medium Term Annexation Area
Long Term Annexation Area
Current City Limits
Arterial and Collector Streets
Water

PROPERTY

Bondurant

Adventureland Dr

50th Ave

8th St

Des Moines

17th Ave

24th St

36th St

Pleasant Hill

Pleasant Hill Growth Area

Matt Adams: 515.423.9235
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Scott Kelly: 515.473.8913
Scott@PeoplesCompany.com

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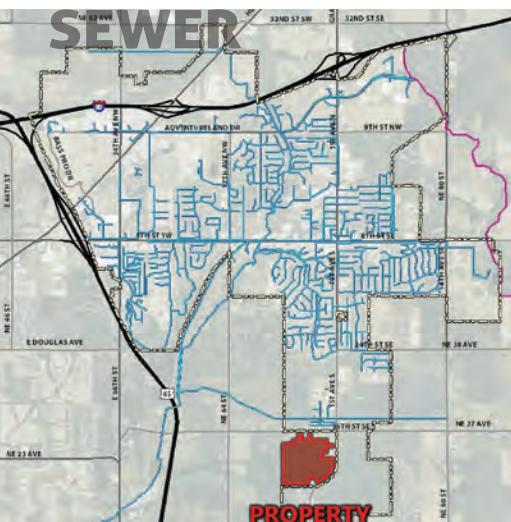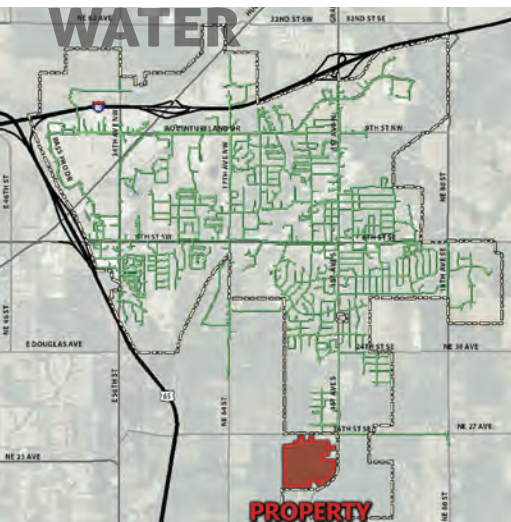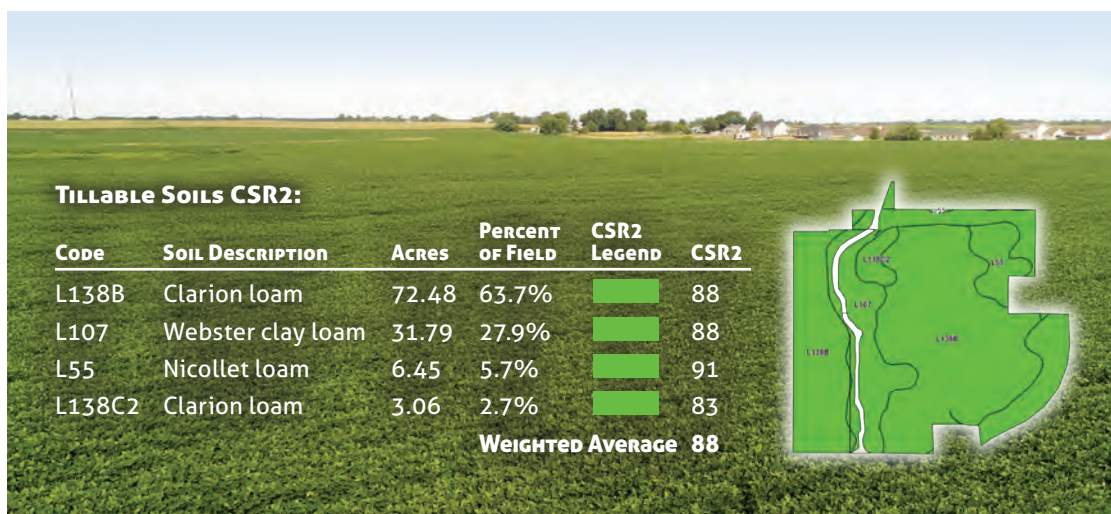
Farm Details:

FARM #4887
FSA Farmland: 1.16 Acres
FSA Cropland: 1.16 Acres
Corn: .70 Base Acres with a
  PLC Yield of 113
Soybean: .10 Base Acres
  with a PLC Yield of 26

FARM #4888
FSA Farmland: 45.83 Acres
FSA Cropland: 41.29 Acres
Corn: 41.27 Base Acres
  with a PLC Yield of 158

FARM #7706
FSA Farmland: 71.69 Acres
FSA Cropland: 65.28 Acres
Corn: 28.80 Base Acres with
  a PLC Yield of 156
Soybean: 27.40 Base Acres
  with a PLC Yield of 50

Tillable Soils CSR2:

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
L138B	Clarion loam	72.48	63.7%		88
L107	Webster clay loam	31.79	27.9%		88
L55	Nicollet loam	6.45	5.7%		91
L138C2	Clarion loam	3.06	2.7%		83
			Weighted Average		**88**

WATER

PROPERTY

SEWER

PROPERTY

Directions:

From intersection of Highway 65 and University Avenue in Pleasant Hill: Travel east on University Avenue/Highway 163 approximately 1.5 miles to NE 70th Street/County Road S14. Turn north onto NE 70th Street and continue approximately 1 mile (road will become Clay Drive, then NE 72nd Street) and property will be situated on the west side of the road. Look for Peoples Company sign.

FUTURE LAND USE

Agriculture
Greenways
Low Density Residential
Medium Density Residential
High Density Residential
Mobile Homes
Parks & Recreation
Schools
Civic & Public
Mixed Use 1
Mixed Use 2
General Commercial
Light Industrial/Office Park
Industrial
Utilities
Long Term Growth Area
Water
City boundary
Minor Roads
Collector Roads
Arterial Roads
Highways
Proposed Collector Roads
Existing Trails
Proposed Trails

PROPERTY