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

**Listing Price:** $22,000/Acre

**Taxes:** $3,288 Annually

**Property Address:** NE 72nd Street

**Listing Price:** $2,596,000

Matt Adams: 515.423.9235 Matt@PeoplesCompany.com

Scott Kelly: 515.473.8913 Scott@PeoplesCompany.com
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:

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>CSR2</th>
<th>Legend</th>
<th>CSR2</th>
</tr>
</thead>
<tbody>
<tr>
<td>L138B</td>
<td>Clarion loam</td>
<td>72.48</td>
<td>63.7%</td>
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<td>88</td>
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<td>L107</td>
<td>Webster clay loam</td>
<td>31.79</td>
<td>27.9%</td>
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<td>88</td>
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<td>L55</td>
<td>Nicollet loam</td>
<td>6.45</td>
<td>5.7%</td>
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<td>91</td>
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<tr>
<td>L138C2</td>
<td>Clarion loam</td>
<td>3.06</td>
<td>2.7%</td>
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</table>

Weighted Average: 88

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.

For more information, maps, and video: PeoplesCompany.com | Listing #13989

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