

LAND AVAILABLE

POLK COUNTY, IA

LISTING #14338

peoplescompany.com

NE 120TH ST & 6TH ST NE | MITCHELLVILLE, IA 50169



100 ACRES M/L

\$14,900 PER ACRE
(\$1,490,000)



KEATON DREHER

515.650.1276

keaton@peoplescompany.com

STEVE BRUERE

515.222.1347

steve@peoplescompany.com



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PC PEOPLES
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DESCRIPTION

Offering 100 acres m/l of future residential development land located within the incorporated city limits of Mitchellville, Iowa. Mitchellville is currently in the process of updating their water infrastructure throughout the city. Once complete, the city will focus its efforts on expanding and updating sewer infrastructure and capacity, specifically in this area. Sewer service flow studies and planning are in process. Temporary and permanent sewer easements are in place to connect to existing infrastructure and service this parcel. In addition, there will be a lift station installed on the east side of the property, adjacent to NE 120th St. With excellent access to major travel corridors like Interstate 80 and Highway 6, Mitchellville is poised for growth. This property is slated for “the next residential development piece” in the city and offers a small-town, neighborhood feel with access to Metro amenities and a short commute. Gently rolling topography with mature timber and multiple pond sites will offer an attractive variety of residential lot types. The property consists of 43.25 FSA tillable acres m/l carrying a 70.2 CSR2, as well as approximately 36 acres m/l of timber. The property is situated along the north side of 6th St NE and the west side of NE 120th St and has access from both roads.



DIRECTIONS

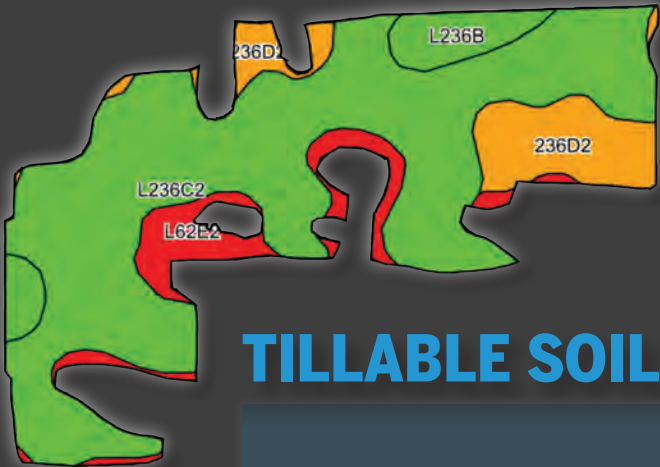
From Interstate 80, take the Mitchellville exit (Exit 149). Turn south onto NE 112th St/Hwy S27/ Cottonwood Ave NW and travel approximately 0.5 miles to 6th St NW. Turn east onto 6th St NW and continue approximately 0.6 miles (road becomes 6th St NE). Property is located along the north side of 6th St NE. To access the east side of the property, continue along 6th St NE to NE 120th St. Turn north onto NE 120th St and continue approximately 0.35 miles. Property is situated along the west side of NE 120th St.



ADDITIONAL INFO

Farm Program Information:

Corn - 23.9 base acres with a PLC Yield of 145.
Beans - 19.35 base acres with a PLC Yield of 39.
Farm is enrolled in ARC-CO. Wetland determination has not been completed.



TILLABLE SOILS MAP



Code	Soil Description	Acres	Percent	Legend	CSR2
L236C2	Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	27.97	64.7%		77
236D2	Lester loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	4.95	11.4%		49
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	4.29	9.9%		32
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	4.28	9.9%		88
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	1.76	4.1%		85
Weighted Average					70.7



DEVELOPMENT CONCEPT

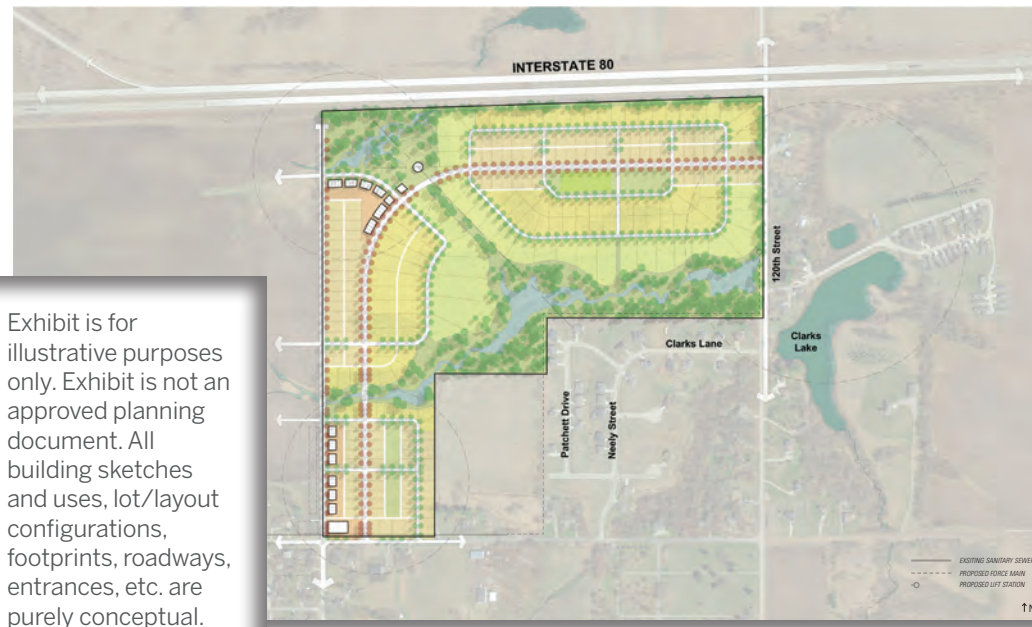


Exhibit is for illustrative purposes only. Exhibit is not an approved planning document. All building sketches and uses, lot/layout configurations, footprints, roadways, entrances, etc. are purely conceptual.

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