

**76.00**  
**ACRES M/L**

**BONDURANT, IA**

**POLK COUNTY**  
**LAND AVAILABLE**

**ERIC LONNEVIK**  
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**BRYAN BERGDALE**  
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# POLK COUNTY

## LAND AVAILABLE



### 8991 NE HUBBELL ROAD BONDURANT, IA 50035

**ASKING PRICE**  
\$1,700,000 (\$22,368 Per Acre)

**SCHOOL DISTRICT**  
Bondurant-Farrar

**DESCRIPTION**  
Peoples Company is proud to offer 76 acres m/l of diverse Polk County land located just northeast of Bondurant. Property is zoned Estate Residential and offers prime Highway 65 road frontage. Land consists of 12.09 tillable acres (average CSR2 of 82.1) with remaining acres in timber and pasture. Included in the sale of the land is a walkout ranch home and several outbuildings. The 42'x63' Morton Building has a 36'x63' lean-to on the south side and a 27'x29' addition with overhead door on the north side. Several potential home building sites with exceptional views overlooking a private seven-acre lake. This is truly a one-of-a-kind property just a short commute to the Des Moines Metro.

**LEGAL DESCRIPTION**  
Approximately 76 acres m/l located in Section 21, Township 80 North, Range 22 West of the 5th P.M. in Polk County, Iowa. *Exact legal description to be taken from the abstract.*

**DIRECTIONS**  
From Bondurant travel northeast on Highway 65 for three miles. The property lays along right hand (southeast) side of NE Hubbell Road.

**IMPROVEMENTS**  
New Fences

**MORE INFORMATION**  
PeoplesCompany.com, Listing #14370

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**PEOPLES**  
COMPANY  
INNOVATIVE. REAL ESTATE. SOLUTIONS.





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An aerial photograph of a rural landscape in Polk County, Iowa. The scene shows a winding river, lush green fields, and clusters of trees with vibrant autumn foliage in shades of yellow, orange, and red. The sky is clear and blue.

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