37.16 ACRES
Prime Development Land

BONDURANT
Polk County, Iowa

Keaton Dreher: 515.650.1276
Steve Bruere: 515.222.1347
**BONDURANT DEVELOPMENT LAND**

**INFRASTRUCTURE & UTILITIES**

**Existing Sewer Lines**
- There are 3-8 inch sewer lines that run up to the south boundary of the property through existing streets.
- There is an 18 inch sewer line that runs parallel with the northwest boundary of the property along Highway 65.

**Existing Water Lines**
- There are 3-8 inch water lines that run up to the south boundary of the property through existing streets.

**Zoning**
- The property lies within three different zoning designations:
  - General Commercial District (C-2) estimated 8 acres
  - Multi-Family Residential District (R-3) estimated 2.5 acres
  - One and Two Family Residential District (R-2) estimated 26.66 acres

**Listing Agents**
- Keaton Dreher: 515.650.1276
  Keaton@PeoplesCompany.com
- Steve Bruere: 515.222.1347
  Steve@PeoplesCompany.com

**Pricing**
$60,759 Per Acre ($2,257,800)

**Location**
- From the intersection of Interstate 80 and Hwy 65/NE Hubbell Ave, travel northeast on Hwy 65/NE Hubbell Ave approximately 3 miles. Property is located on the southwest corner of Hwy 65/NE Hubbell Ave.
- Property can also be seen from the south where Cove St SE, Michael St SE, and Dee St SE are stubbed in to its southern boundary.

**Address**
- 37.16 acres m/l of prime development land in rapidly growing Bondurant, Iowa. All sewer and water utility infrastructure is readily available to the site - contact agent for copies of utility infrastructure map. There is a 12 inch water main along Lincoln St SE, as well as 3 to 8 inch mains that are stubbed in along the southern boundary of the property. There is a 12 inch sanitary sewer along Hwy 65 as well as three streets stubbed in along the southern boundary of the property. There is a 12 inch sanitary sewer along Hwy 65 as well as three streets stubbed in along the southern boundary of the property. There is a 12 inch sanitary sewer along Hwy 65 as well as three streets stubbed in along the southern boundary of the property. There is a 12 inch sanitary sewer along Hwy 65 as well as three streets stubbed in along the southern boundary of the property. There is a 12 inch sanitary sewer along Hwy 65 as well as three streets stubbed in along the southern boundary of the property. There is a 12 inch sanitary sewer along Hwy 65 as well as three streets stubbed in along the southern boundary of the property. There is a 12 inch sanitary sewer along Hwy 65 as well as three streets stubbed in along the southern boundary of the property. There is a 12 inch sanitary sewer along Hwy 65 as well as three streets stubbed in along the southern boundary of the property. There is a 12 inch sanitary sewer along Hwy 65 as well as three streets stubbed in along the southern boundary of the property. There is a 12 inch sanitary sewer along Hwy 65 as well as three streets stubbed in along the southern boundary of the property. There is a 12 inch sanitary sewer along Hwy 65 as well as three streets stubbed in along the southern boundary of the property. There is a 12 inch sanitary sewer along Hwy 65 as well as three streets stubbed in along the southern boundary of the property. There is a 12 inch sanitary sewer along Hwy 65 as well as three streets stubbed in along the southern boundary of the property. There is a 12 inch sanitary sewer along Hwy 65 as well as three streets stubbed in along the southern boundary of the property. There is a 12 inch sanitary sewer along Hwy 65 as well as three streets stubbed in along the southern boundary of the property.

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**DIRECTIONS**
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**PRICE**
$60,759 Per Acre ($2,257,800)
### TILLABLE SOILS CSR2

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<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent</th>
<th>Legend</th>
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<td><strong>88.2</strong></td>
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</tbody>
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