170 ACRES M/L IN AMES, IOWA
ABOUT THE PROPERTY
Offering 170 acres m/l of prime development land located within the incorporated city limits of Ames, Iowa. Situated in a rapidly growing area on Ames’ north side with housing development occurring immediately adjacent to the east and the Ames Golf & Country Club to the west, the property is located within the highly coveted Gilbert School District. Sewer and water infrastructure are readily available to the site, and the Master Plan/Development Concept has been approved by the City of Ames. Recently paved Hyde Avenue now allows paved access along the east side of the property as well as the north from W 190th Street/Bloomington Road.

APPROVED DENSITIES
Up to 201 Multifamily Units
Up to 206 Single-Family Attached Units
Up to 213 Single-Family Detached Units
620 Total Housing Units

SCHOOL DISTRICT
Gilbert

DIRECTIONS
Property is located on the north edge of Ames adjacent to Grant Avenue and W 190th Street.

ESTIMATED ANNUAL TAXES
$7,738

PRICE
$22,000 Per Acre ($3,740,000)

LISTING AGENT
Steve Bruere: 515.222.1347
Steve@PeoplesCompany.com

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### TILLABLE SOILS CSR2

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<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent</th>
<th>Legend</th>
<th>CSR2</th>
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<tbody>
<tr>
<td>L62D2</td>
<td>Storden loam</td>
<td>43.23</td>
<td>26.0%</td>
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<td>L55</td>
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<td>Weighted Average</td>
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<td></td>
<td></td>
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### FARM PROGRAM INFORMATION

166.37 FSA tillable acres carrying a 68.9 CSR2
Corn: 138.1 base acres with a PLC Yield of 113
Beans: 27.5 base acres with a PLC Yield of 35
Farm is enrolled in ARC-CO.
Farm does not contain a wetland.

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