



ROSE PRAIRIE

Development Land Available

PEOPLES
COMPANY
INNOVATIVE REAL ESTATE SOLUTIONS

170 ACRES M/L IN AMES, IOWA

AMES DEVELOPMENT LAND AVAILABLE

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

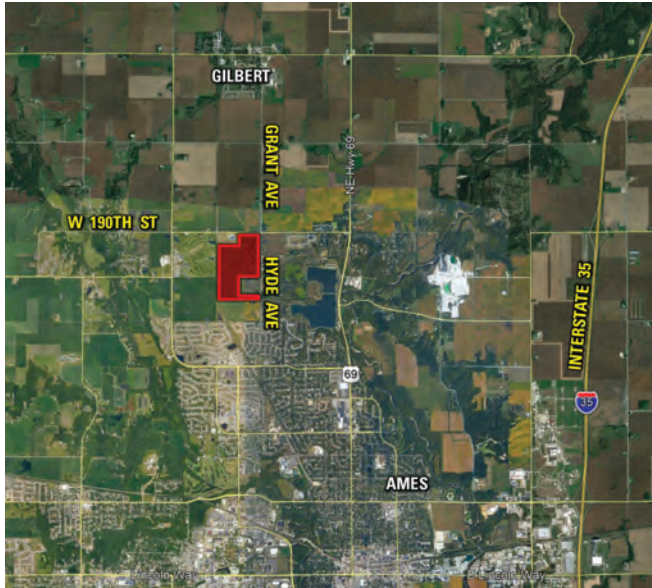
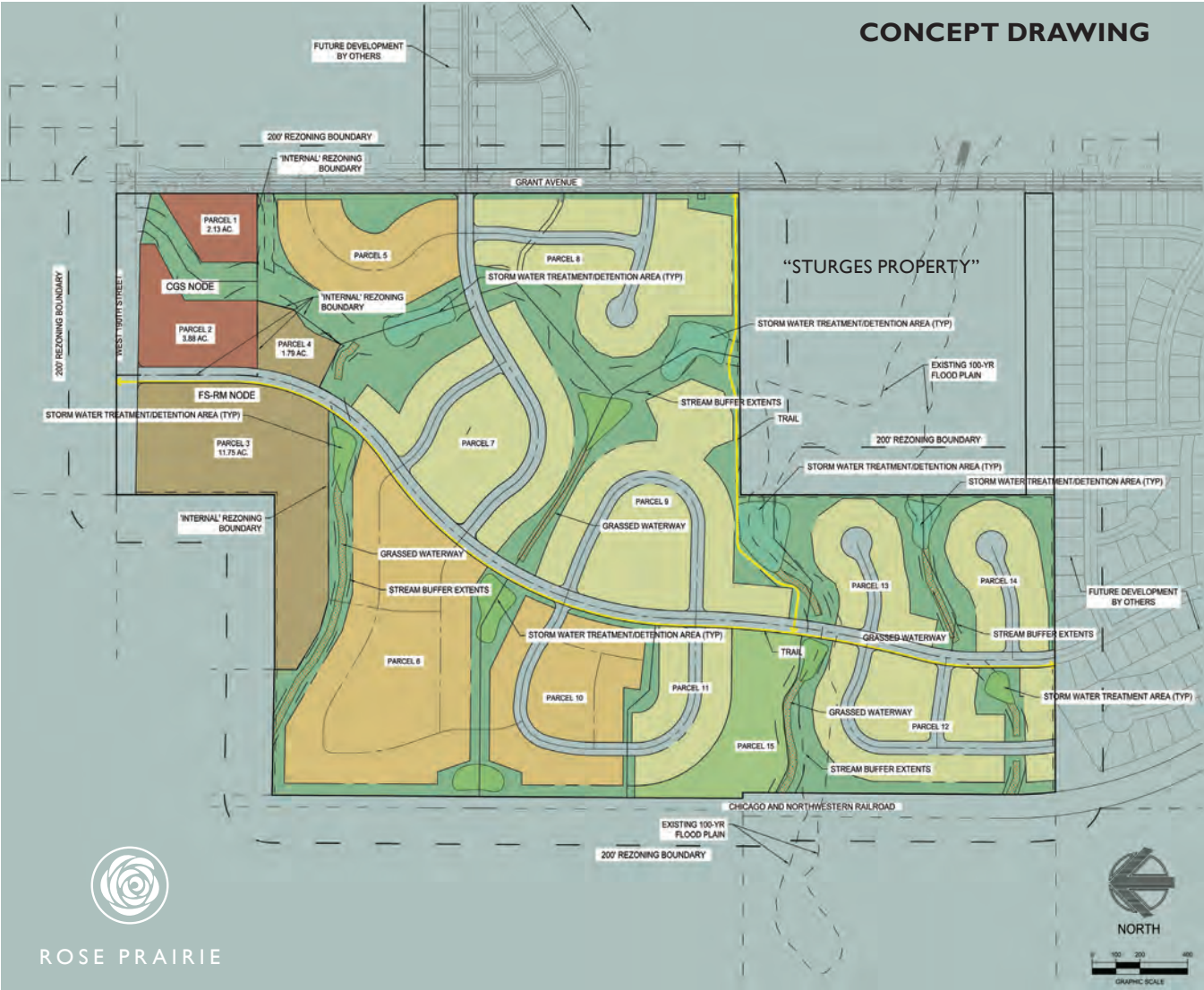
\$3,728

PRICE

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

LISTING AGENT

Steve Bruere: 515.222.1347
Steve@PeoplesCompany.com



INFRASTRUCTURE & UTILITIES

CONNECTION FEES

- Sanitary Sewer - \$1,973/acre with 5% annual increase
- Water - \$1,304/acre with 5% annual increase

SEWER

- If city decides to install sewer system along Sturges Property, the developer agrees to run extensions west and north to service throughout property. An 8 inch sewer line runs alongside the east boundary of the property (Hyde Avenue)
- Upon approval of the first Final Plat, after June 30, 2023 the total sanitary sewer connection fee attributable to the site be paid in full

WATER

- A 12 inch water line along Hyde Avenue, developer will be allowed to connect to city-installed water system improvements
- Upon approval of the first Final Plat, after June 30, 2023 the total water connection fee attributable to the site be paid in full

ELECTRICAL

- City shall install street lights through the Ames Municipal Electric System and developer shall pay all City's costs of installation

STREET IMPROVEMENTS

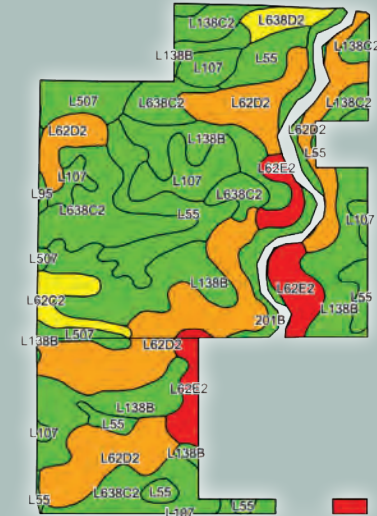
- Costs of construction of Hyde Avenue will be paid 37% by developer (2737 lineal ft of the road abutting Rose Prairie and 1190 lineal ft of road abutting the Sturges Property)
- Developer agrees to pay \$185,000 for traffic signal installation as well as widened intersection and traffic signal at Hyde Avenue and W 190th Street/Bloomington Road

PARKLAND AGREEMENT

- Developer agrees to dedicate 5 acres to the city for a park with responsibility of constructing a trail to the north of the park property
- Park counts towards 25% open space requirements
- To be finished by 2023

TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent	Legend	CSR2
L62D2	Storden loam	43.23	26.0%		41
L138B	Clarion loam	35.74	21.5%		88
L638C2	Clarion-Storden complex	22.16	13.3%		75
L55	Nicollet loam	16.54	9.9%		91
L62E2	Storden loam	10.88	6.5%		32
L107	Webster clay loam	10.57	6.4%		88
L507	Canisteo clay loam	8.74	5.3%		87
201B	Coland-Terril complex	6.45	3.9%		76
L138C2	Clarion loam	5.52	3.3%		83
L62C2	Storden loam	3.64	2.2%		64
L638D2	Omsrud-Storden complex	2.53	1.5%		53
L95	Harps clay loam	0.37	0.2%		75
		166.37	Weighted Average		68.9



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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