

**NORWALK,
IOWA**

DEVELOPMENT GROUND
AVAILABLE

LISTING #14448

64.30

ACRES M/L



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DESCRIPTION

Offering 64.3 acres m/l of future development ground located on the southwest side of Norwalk and situated adjacent to city limits. The site is currently zoned Agricultural but has been identified for Medium Density Residential (MDR) zoning in the City of Norwalk's Future Land Use Plan. Current utility lines extend through the northeast corner of the property. The farm consists of approximately 47.05 FSA cropland acres carrying a tillable CSR2 of 79.8. Property is located on hard-surface road adjacent to the new elementary school.

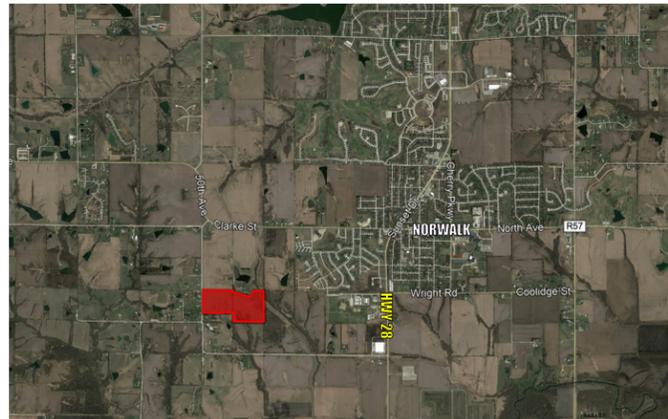
DIRECTIONS

The property is located on the southwest edge of Norwalk. From Highway 28 head west on Delaware Street for 1.5 miles and then turn north on 50th Street. Travel north for .25 miles and the property will be on the right side of the road.

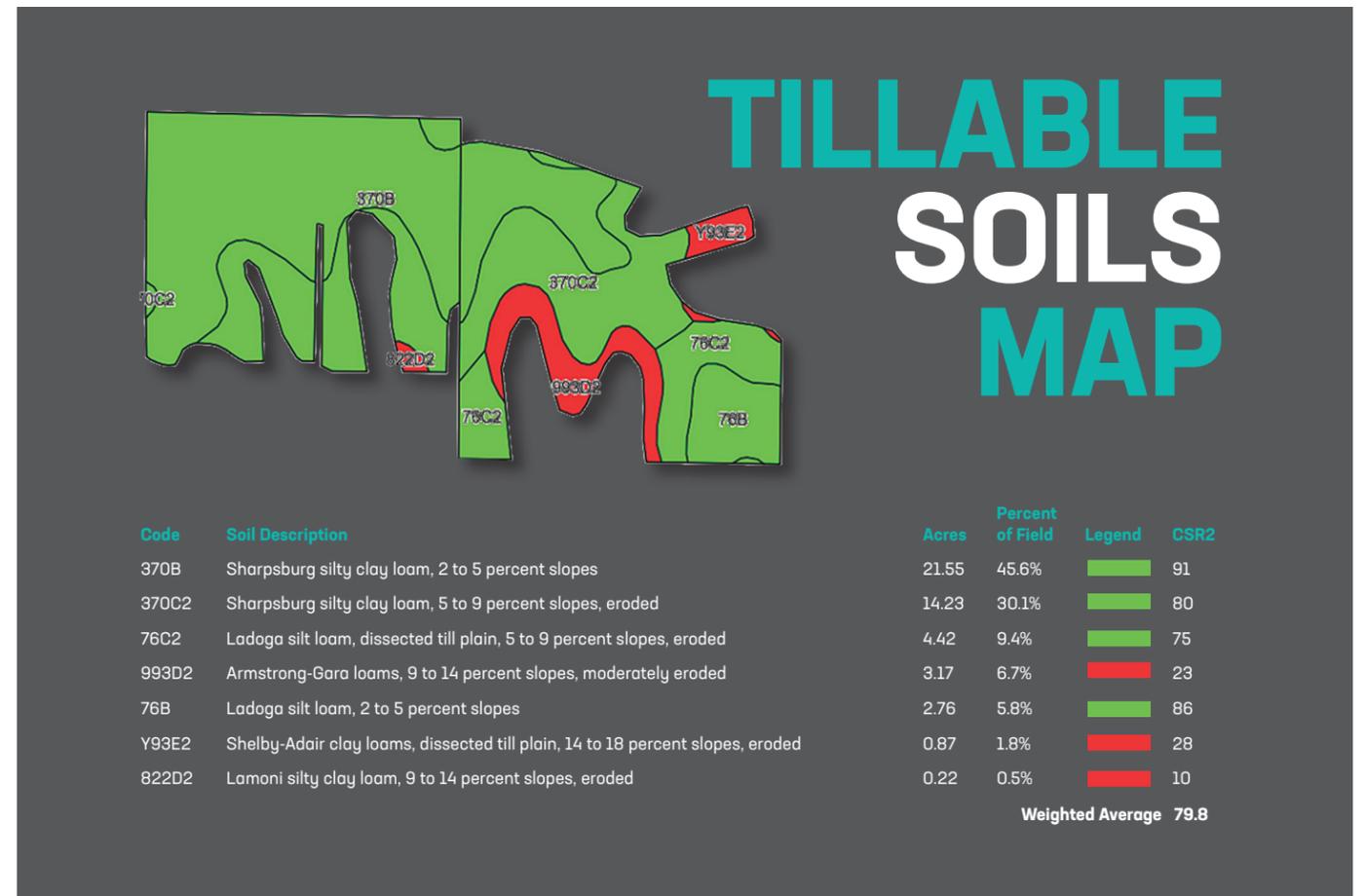
FARM DETAILS

Farm #8993
 FSA Cropland Acres: 23.27 Acres
 Corn: 17.36 base acres with a PLC Yield of 121
 Soybeans: 5.89 base acres with a PLC Yield of 42

Farm #7798
 FSA Cropland Acres: 23.78 Acres
 Corn: 11.3 base acres with a PLC Yield of 144
 Soybeans: 10.69 base acres with a PLC Yield of 48
 Farm is enrolled in ARC-CO.



\$22,000/ACRE OR \$1,414,600 | ANNUAL TAXES: \$1,608

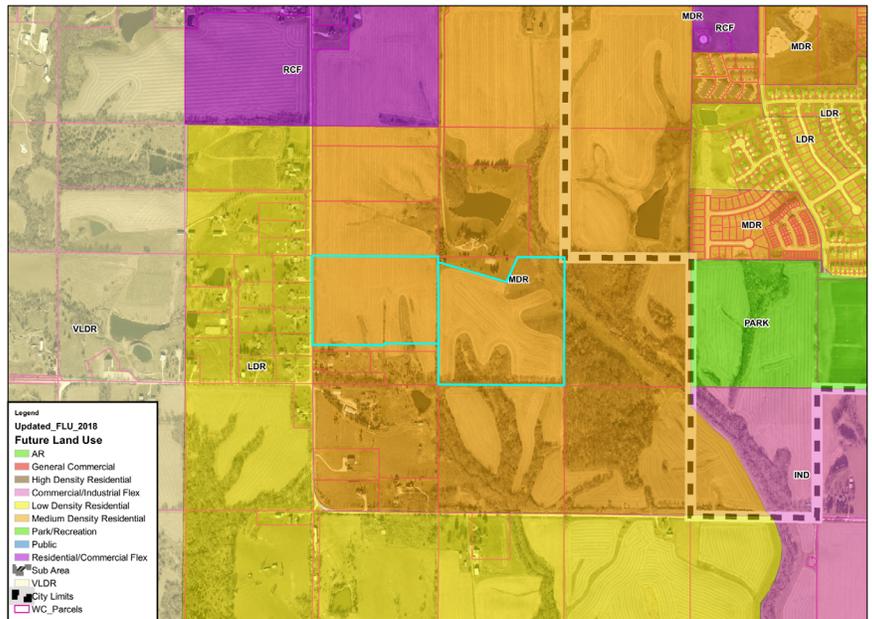


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SEWER MAP



FUTURE LAND USE



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