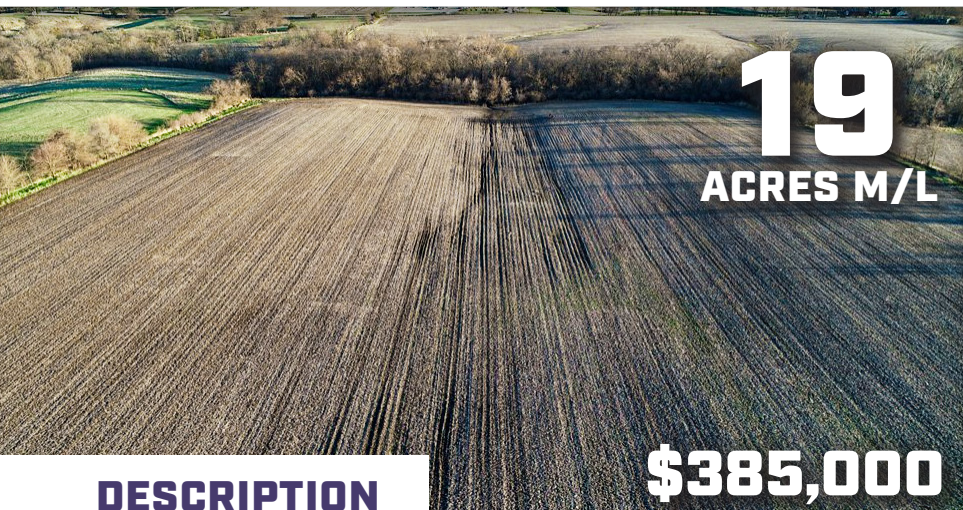


# DEVELOPMENT GROUND AVAILABLE

# INDIANOLA, IA

2103 EAST 2ND AVENUE



## DESCRIPTION

Offering 19 m/l acres of commercial development ground located in Indianola, Iowa. The property is conveniently situated on the east side of Indianola along Highway 92 with quick access to Highway 65/69. Property is currently zoned C-2 with utility infrastructure readily available to the site. Future land use plans call for low density residential and highway commercial in the general area. Indianola is currently in the process of updating the city land use plans.

There is a 12-inch water main that runs along the northern edge of the property. Single phase electrical is available in front of the existing house and three-phase is available from the northeast corner of the property. Additional underground primary cable and transformers would need to be added at the customer's expense. A 8 inch sanitary line runs along Highway 92 on the northern edge of the property and is set in 24 ft. to 27 ft. deep. The land includes 17.05 FSA tillable acres carrying a CSR2 of 81.7. Contact agent for additional infrastructure maps.

## DIRECTIONS

From the Highway 92 and Highway 65/69 intersection in Indianola, go East on Highway 92 for approximately 1.35 miles. The property is situated on the South side of the road.

## DETAILS

Total Cropland Acres: 17.05

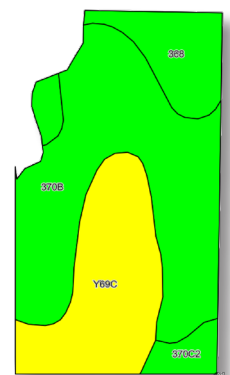
Corn: 6.5 base acres with a PLC Yield of 128

Soybeans: 9.3 base acres with a PLC Yield of 44

**IMPROVEMENTS:** Dwelling, buildings

## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	8.97	52.6%		91
Y69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	4.90	28.7%		59
368	Macksburg silty clay loam, 0 to 2 percent slopes	2.49	14.6%		93
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	0.69	4.0%		80



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