

**PEOPLES COMPANY.COM**  
LISTING #14927



**COMMERCIAL BUILDINGS  
AND FARMLAND FOR SALE**

**STORY COUNTY, IA**

27253 US HIGHWAY 69 | KELLEY, IOWA 50134



**OFFICE  
WAREHOUSE  
GREENHOUSE**

25,300 Sq Ft.



**39.43** ACRES M/L



## DESCRIPTION

Unique Building / Land opportunity located just 2 miles south of the Ames, Iowa City Limits. An excellent location within the corridor known for Ag Research & Development between the growing metro areas of Des Moines/Ankeny and Ames with easy access to Interstate 35. Property consists of over 25,300 sq. ft. of building space and 39.43 total acres adjacent to US Highway 69. The majority of the original buildings were constructed in 1976/1977 & 1982. The office building and building exteriors were renovated in 2003. This has been the site of long-term tenant BASF with the primary use being seed research and development before their expansion to a larger site. Several of the improvements found within the buildings and on the property would be conducive to seed or ag related research including the lab facilities and refrigerated areas used to maintain seed quality.

The farmland area has been greatly improved to manage consistent growing conditions. There are 34.44 tillable acres with a CSR2 rating of 88.4. Primary soil types include high producing Clarion loam, Nicollet loam, Webster clay loam, and Canisteo clay loam.

Utilities include rural water provided by Xenia Rural Water, three phase electric provided by Consumers Energy, and a well that serves as the water source for the greenhouse. The current zoning for the building site is A-2 (Agribusiness District) with the balance of farmland and test plots zoned Agriculture. Per the 2015 Iowa DOT traffic study, there are 6,800 vehicles that pass by this property per day.

- Building A:** 4,825 sq. ft. of finished office space with several individual offices, bathrooms, and a conference room
- Building B:** 4,800 sq. ft. insulated, steel framed warehouse with 16 ft. overhead door, includes refrigerated cooler area
- Building C:** 3,200 sq. ft. insulated, steel framed warehouse with two 14 ft. overhead doors, includes refrigerated cooler area
- Building D:** 1,800 sq. ft. insulated, steel framed warehouse with 16 ft. overhead door
- Building E:** 2,400 sq. ft. steel framed warehouse with 16 ft. overhead door
- Greenhouse:** 8,305 sq. ft. complex that includes a 5,285 of greenhouse space and over 3,000 sq. ft. of warehouse and storage areas

## DIRECTIONS TO PROPERTY

From Ames, Iowa: Head south out of town on US Highway 69 for approximately three miles and the property is located on the west side of the highway.

# TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
L138D	Clarion loam, Bemis moraine	11.63	33.8%		88
L55	Nicollet loam	8.13	23.6%		91
L107	Webster clay loam, Bemis moraine	6.84	19.9%		88
L507	Canisteo clay loam, Bemis moraine	6.76	19.6%		87
L138C2	Clarion loam, Bemis moraine	1.08	3.1%		83

Weighted Average **88.4**

ACRES  
**39.43**

PRICE  
**\$1,450,000**

NET TAXES  
**\$20,488**





## **BUILDING A** 4,825 SQ FT



### **Office Building**

7 individual offices with bathroom and conference area



## **BUILDING B** 4,800 SQ FT // RENOVATED IN 2003 // NEW ROOF AND EXTERIOR



### **Metal Warehouse**

Overhead power door (12' wide x 14' high), Overhead manual door (10' wide x 10' high)

Refrigerated area

AC and Radiant Heat



## **BUILDING C** 3,200 SQ FT



### **Steel Warehouse**

Overhead power door (12' wide x 14' high), Overhead manual door (6' wide x 7' high)

## **BUILDING D** 1,800 SQ FT



### **Steel Warehouse**

Overhead manual door (2 - 12' wide x 14' high)



## **BUILDING E 2,400 SQ FT**



### **Steel Warehouse**

Overhead power door (10' wide x 10' high), Overhead power door (20' wide x 16' high)

## **GREENHOUSE AREA 8,305 SQ FT**



### **5,285 Sq. Ft. Fiberglass Greenhouse**

Over 3,000 Sq. Ft. of warehouse and storage includes bathroom and office space

Overhead power door (15' wide x 14' high), Overhead manual door (8' wide x 8' high), Metal Garage (360 SF)







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