

LAND AVAILABLE



27.02 ACRES M/L

*GUTHRIE
COUNTY*

LISTING AGENTS

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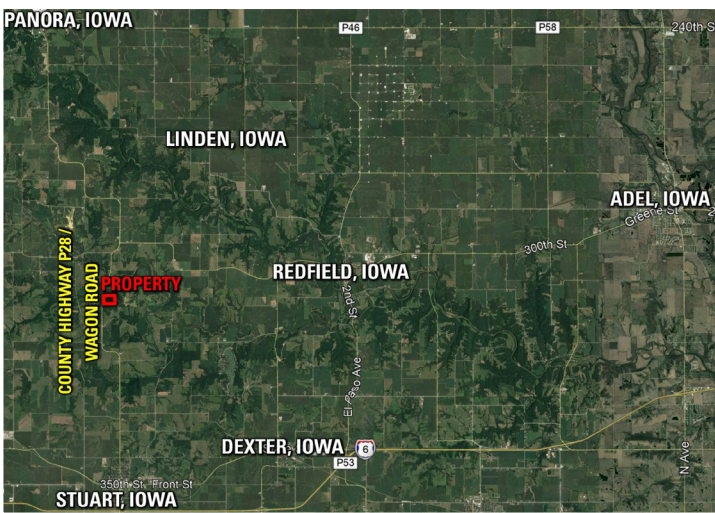
GUTHRIE COUNTY BUILDING SITE AVAILABLE

Peoples Company presents 27.02 acres m/l to be surveyed in Guthrie County, Iowa that would serve as an excellent location for that hard-to-find, unique building site within a short commute of the Des Moines Metro area! This building site is located just five miles north of Stuart, Iowa and ten miles south of Panora, Iowa along County Highway P28 / Wagon Road.

Situated within the boundary lines for the West Central Valley Community School District, this property offers beautiful scenic views of hardwoods along the banks of the South Raccoon River, gentle sloping terrain, and plenty of recreational opportunities. This tract contains a 1.25-acre buildable area that is not within the floodplain and 0.32 acres enrolled into the Conservation Reserve Program for filter strips.

Utilities are located along the west side of the property with rural water offered through Xenia Rural Water (6" waterline on the east side of County Highway P28 / Wagon Road) and electric service through Guthrie County REC. Internet, phone, or cable would be available through Century Link.

The southern property boundary borders the Guthrie County Nations Bridge Nature Trail and Park. This 81-acre park offers a variety of recreational opportunities including self-guided nature trails, camping, picnicking, kayaking, hiking, bird watching, fishing, and disc golf. Take advantage of this rare opportunity to own an executive building site without any covenants! *Exact acres purchased will adjust pending a completed survey and Seller reserves a drainage tile easement on this property for drainage tile outlet to the river.



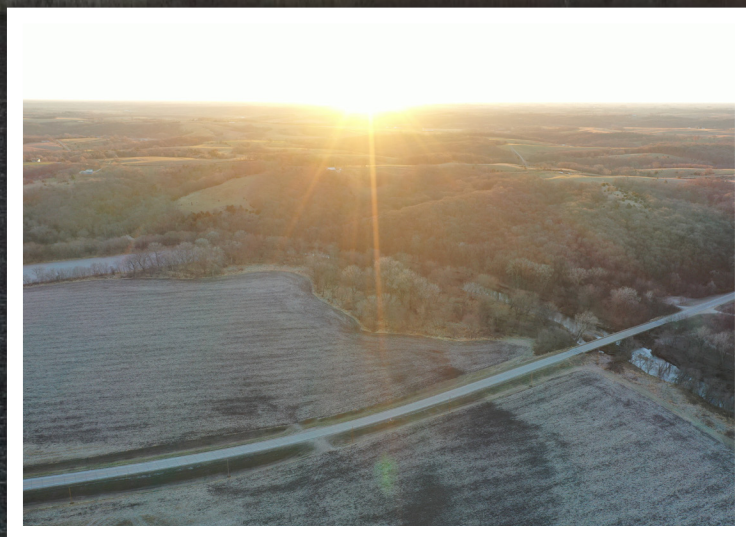
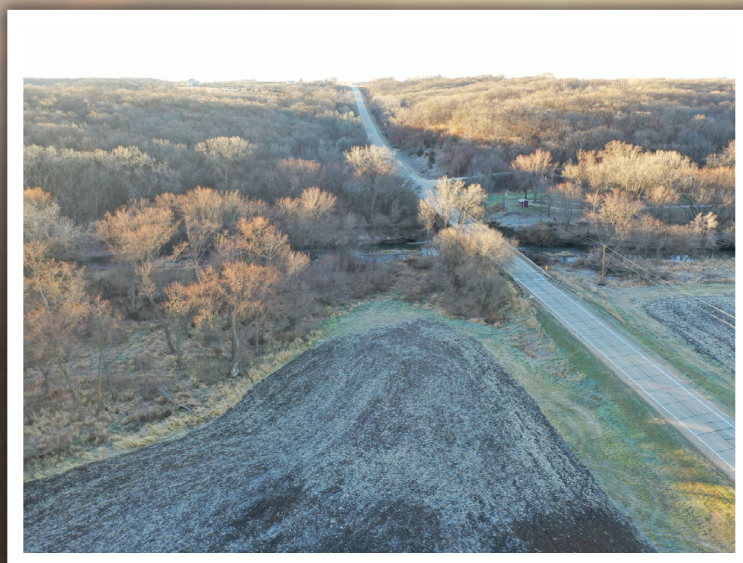
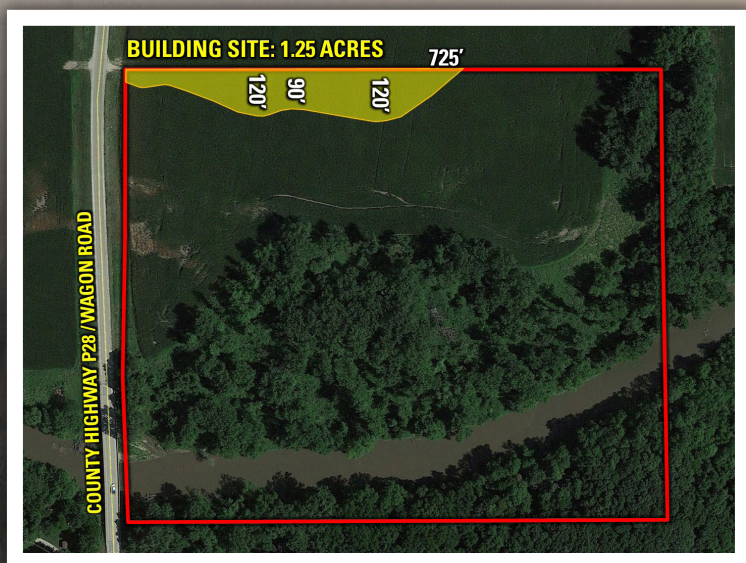
DIRECTIONS

From Stuart, Iowa: Travel north out of town on County Highway P28 / Wagon Road for approximately 5.0 miles. Upon crossing the South Raccoon River bridge, the property will be located immediately on the east side of the road. Look for a Peoples Company sign.

From Panora, Iowa: From the intersection of State Highway 4 and State Highway 44, travel south out of town on County Highway P28 / Wagon Road for approximately 9.50 miles. Prior to crossing the South Raccoon River bridge, the property will be located on the east side of the road. Look for a Peoples Company sign.



PROPERTY ADDRESS: COUNTY HIGHWAY P28 / WAGON ROAD | STUART, IA 50250



12119 Stratford Drive, Suite B
Clive, IA 50235
PeoplesCompany.com

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27.02 ACRES M/L LAND AVAILABLE *GUTHRIE COUNTY*

COUNTY HIGHWAY P28 / WAGON ROAD

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**QR CODE:
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YOUR
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