

PeoplesCompany.com | Listing #15328

D E V E L O P M E N T

WARREN COUNTY, IOWA

L A N D A V A I L A B L E

M 80 L
A C R E S

**JAKE
SICKELS**



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**JOHN
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515.321.5970
JOHNH@PEOPLES COMPANY.COM

DEVELOPMENT LAND AVAILABLE

PROPERTY

Peoples Company is proud to offer 80 acres of transitional development land, located just outside of Indianola, Iowa. This property is currently zoned for agricultural use, but future land use and priority annexation mapping slate this particular ground for residential development. Warren Rural Water and 1-3 Phase Mid-American electric are available at the road, along the entire East boundary of the property. Being conveniently located in a priority annexation zone of the city and less than a mile from Indianola High School, Middle School, Indianola Little League Park, and Pickard Park Complex, this property offers multiple opportunities for development and highly desirable building site situations. This land includes 70.6 tillable acres, carrying a CSR2 of 76.7.

Contact a listing agent for more information or visit
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LISTING PRICE: \$1,000,000

CONTACT



515.681.2103
JAKE@PEOPLES COMPANY.COM



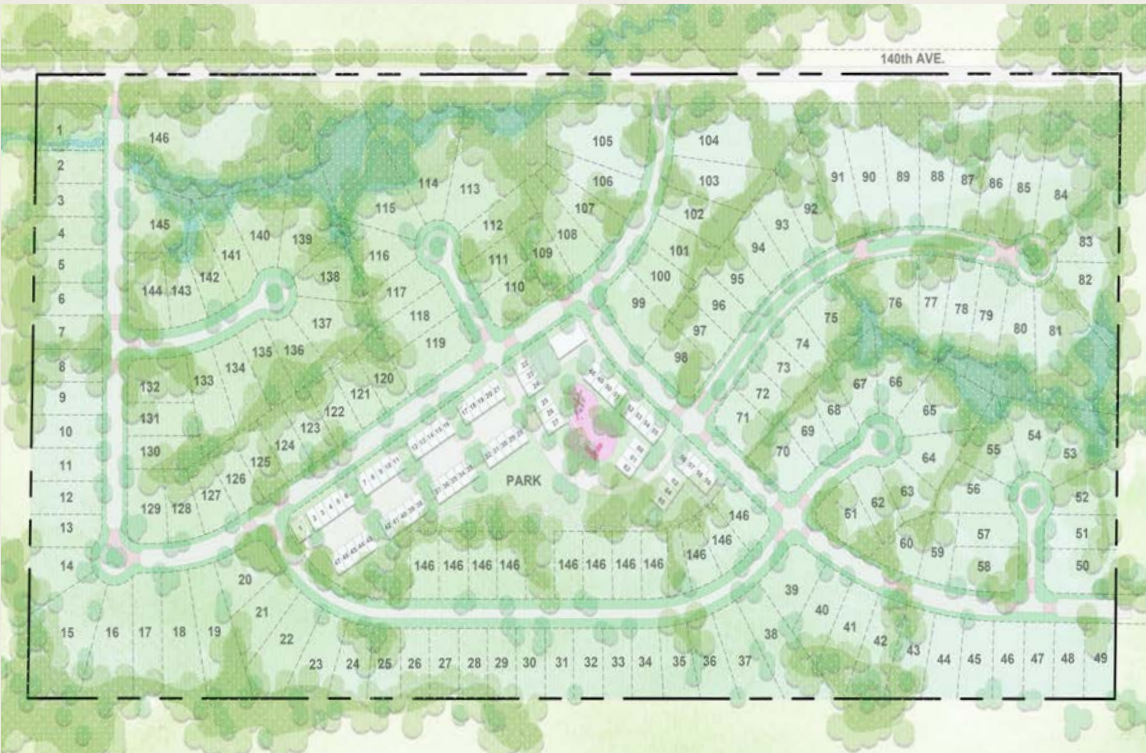
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DIRECTIONS

From the Intersection of Highway 65/69 and Highway 92: Head East on Highway 92 for 1 mile. Turn right and head South on South 15th Street for 0.8 miles. The property will be situated on the West side of 140th Avenue. Please look for Peoples Company signs.

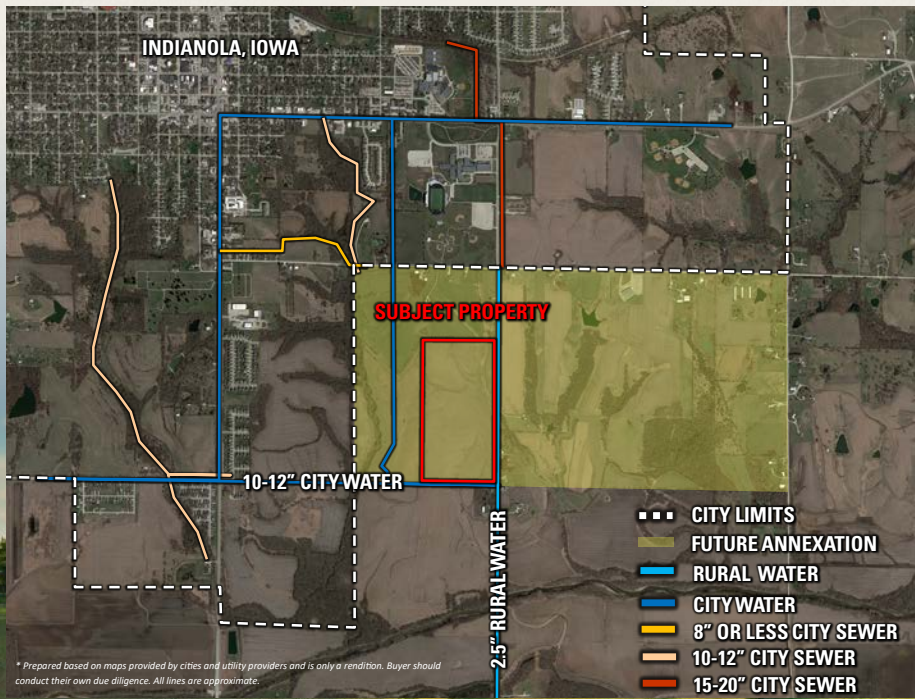
WARREN COUNTY, IOWA

DEVELOPMENT CONCEPT



Disclaimer:
All utility information, availability, future plans, timelines, locations, etc. should be confirmed with the utility providers and Warren County. Development Concept is for illustrative purposes only. Concept is not an approved planning document. All building sketches, and uses, footprints, roadways, entrances, etc. are purely conceptual.

INFRASTRUCTURE MAP

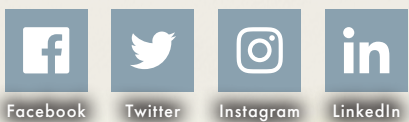


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