

LAND FOR SALE

LISTING #15695

PRICE: \$123,000

DESCRIPTION:

Peoples Company is pleased to offer a great building site opportunity with incredible views overlooking Warren County. All utilities are available at the road with rural water provided by Warren Water District, electric provided by Clarke Electric and fiber optic provided by OmniTel Communications. The farm is located just off R45 Highway on Nixon St. Driveways have been approved by Warren County. Surveys have been completed. Driveway to the lot will be put in along the ingress/egress utility easement.

***All utility information, availability, future plans, timelines, locations, etc. should be confirmed with the utility providers and Warren County.*

****See additional land for sale. Listing numbers #15694, #15696, and*

DIRECTIONS:

From Indianola head west on Highway 92 towards Martinsdale for approximately 7.5 miles. Take a left at the corner of Highway 92 and Highway R45 heading south. Continue south through St. Marys for approximately 5 miles and take a left onto Nixon Street. The property will be on your right at the top of the hill.

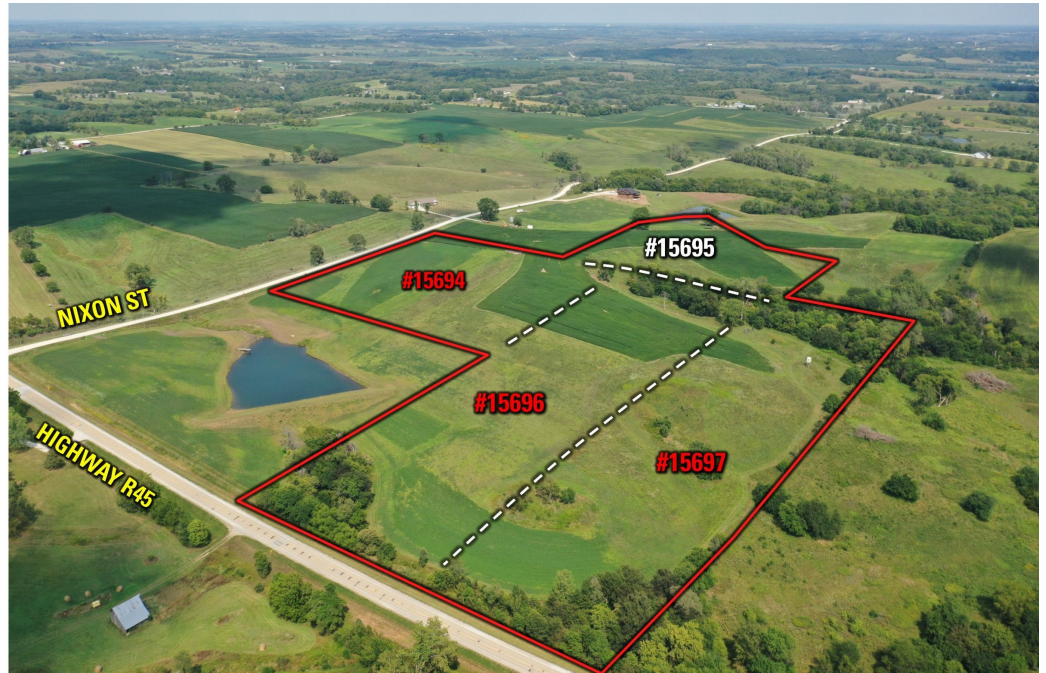
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8 ACRES M/L NIXON STREET, WARREN CO., ST. MARYS, IA



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