

# DEVELOPMENT LAND

**AVAILABLE**

INDIANOLA  
IOWA



**STEVE BRUERE**

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**BRYAN BERGDALE**

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# PROPERTY INFO

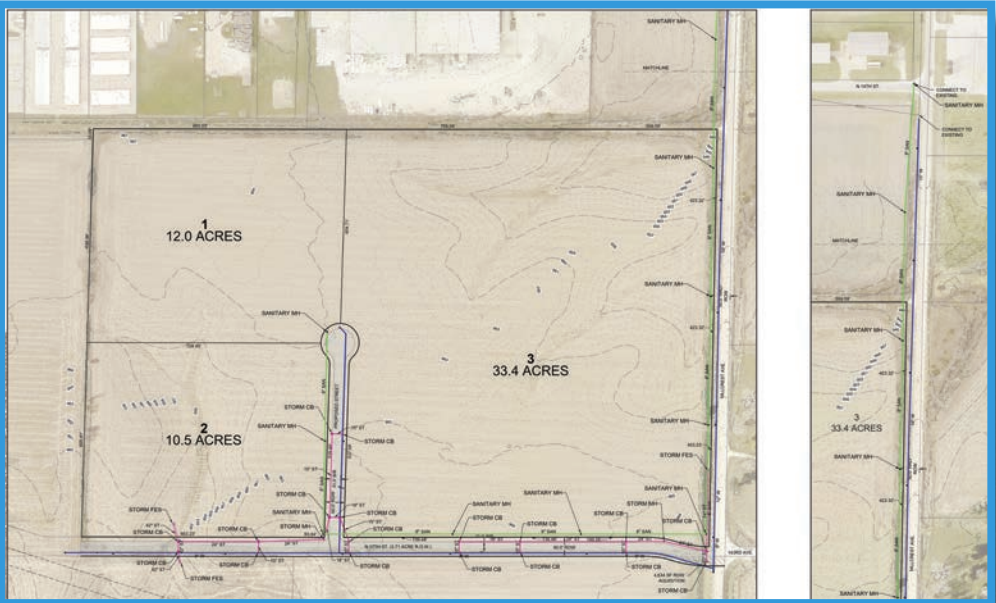
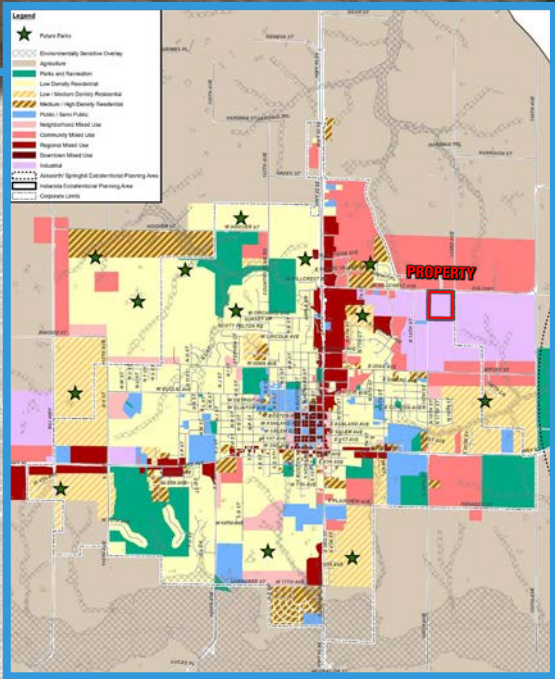
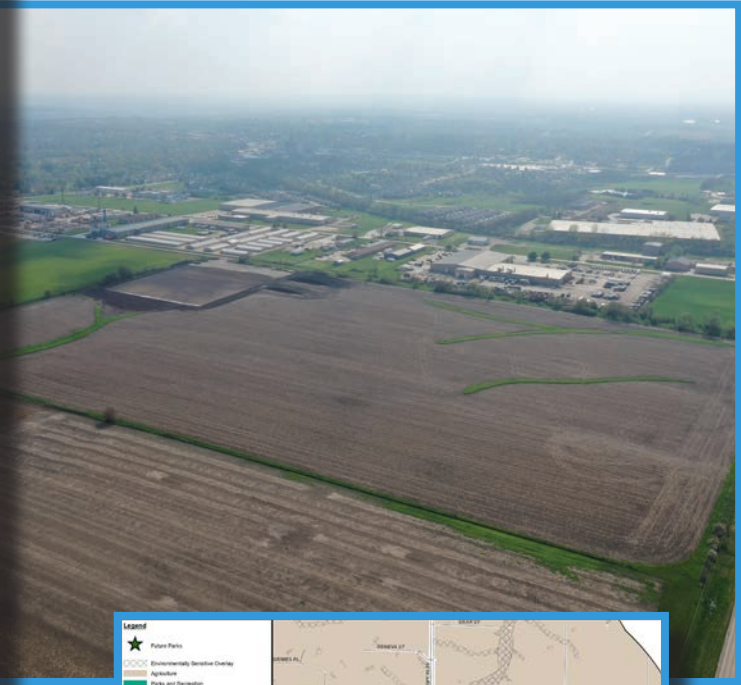
# DEVELOPMENT OPPORTUNITY

## DESCRIPTION

Offering 39.06 acres m/l of prime industrial development land situated within the city limits of Indianola, Iowa. Situated along the south side of Highway G36, this property is conveniently situated 1 mile from Highway 65/69 and 1.5 miles from Highway 92. The property is currently zoned M-2 (General Industrial). Zoning allows for Agricultural Sales/Service, Banks/Financial Services, Construction Sales/Service, Storage/Warehouse, Automotive Sales/Service, and more. Electricity to the western half of the property is provided by Indianola Municipal Utilities. The eastern half is provided by MidAmerican Energy. Water and sewer are available nearby. For a preliminary utility layout, please visit our website. The property includes approximately 36.32 tillable acres carrying a tillable CSR2 of 82.7. For more information, please contact the listing agent.

## DIRECTIONS

From Highway 69, head east on E. Hillcrest Ave for one mile. The property lies south of E. Hillcrest Ave/Highway G36.



## PROPERTY PRICE

**\$1,616,512**



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