

# WARREN COUNTY, IOWA

## DEVELOPMENT LAND AVAILABLE



### 55 ACRES M/L

#### DESCRIPTION

Peoples Company is pleased to offer 55 acres m/l of prime development ground located on the southwest side of Norwalk, Iowa. The property is located next to a residential development area that includes various parks and great neighborhoods. The rolling topography and green space of this property will allow for some attractive walkouts, daylight, and flat lots with a great view. The future sewer line is planned to run through the property from the southeast corner to the northwest corner. Water and electricity are

in close proximity to this property making it a high demand development piece. The property borders ground owned by the Norwalk school district and is the future location of a new elementary school. As indicated in the future use map, the northern portion of the property is expected to be Medium Density Residential while the southern portion is slated to be Commercial / Industrial Flex. The property is located on the southwest side of Norwalk in Section 23 of Linn Township in Warren County.



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## DIRECTIONS

From Hwy G14 on the west side of Norwalk, turn south onto Orchard Hills Drive and continue approximately 1/2 mile to Bradford Drive. Turn right on Bradford Drive, and then left on Walnut Drive. The property is situated to the southwest at the end of Walnut Drive.

## LEGAL DESCRIPTION

55 acres m/l located in the Northwest Quarter of the Northeast Quarter AND the Southeast Quarter of the Northeast Quarter of Section 23, Township 77 North, Range 25 West EXCEPT Parcel M AND the land that lies southwest of easement that can be found under instrument # 2010-5365. Exact legal description is subject to surveyed acres.

**MLS Number:** 657252

**Parcel Number:** 15000230240, 15000230281

**School District:** Norwalk

**General Area:** Southwest of Norwalk, Iowa

**Possession:** At Closing, Subject to Tenant's Rights

**Terms:** Cash, Conventional



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