

28.68
ACRES M/L

INDIANOLA DEVELOPMENT LAND

S 15TH AND KENNEDY STREET
Indianola, IA 50125

LISTING #16489

KEATON DREHER

CELL: 515.650.1276

Keaton@PeoplesCompany.com

INDIANOLA DEVELOPMENT

Peoples Company is proud to offer a prime piece of development land on the east side of Indianola, Iowa. The property is located across the street from Indianola Public Middle School within city limits. The property is zoned R2: Single-Family Residential Attached, allowing for the development of single-family attached residential dwellings. Sewer is located along the west side of the property and there is currently water in the southwest corner of the site. The property consists of 28.68 total acres m/l with approximately 25.83 FSA tillable acres carrying a CSR2 of 86.8. Primary soil types include Macksburg silty clay loam, Sharpsburg silt clay loam, and Clearfield silty clay loam.

**All utility information, availability, future plans, timelines, locations, etc. should be confirmed with the City of Indianola.*



DIRECTIONS

From Indianola, IA: Travel east on E 2nd Ave. 1 mile to S 15th St., turn right and travel south on Kennedy St. and the property will be on the left.

DISCLAIMER All information, regardless of source, is provided for informational purposes only and is not reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and the information contained herein is copyrighted by Peoples Company. Any use of this information in violation of copyright law is strictly prohibited.

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LISTING # 16489



LAND

ASKING PRICE: \$1,249,301

DEVELOPMENT CONCEPT



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