

LISTING #16642

PC PEOPLESTM
COMPANY
INTEGRATED LAND SOLUTIONS



LAND AVAILABLE
65 ACRES M/L

CONTACT | MATT ADAMS | 515.423.9235 | Matt@PeoplesCompany.com



DIRECTIONS

From New Virginia, Iowa: Travel south out of New Virginia, Iowa on 40th Avenue/250th Avenue/Starline Avenue for approximately 2.50 miles. The farm is on the west side of the road and located southwest of the intersection of Starline Avenue and Scott Street. Look for the Peoples Company signs.



CLARKE COUNTY LAND AVAILABLE

Peoples Company is representing 65 acres (to be surveyed) of recreational land with an ideal blend of mature timber, seeded grass/alfalfa mix, and a pond with over 2 acres of surface area. The property is located on paved Hwy R45/ Starline Avenue just south of New Virginia, Iowa, and near the Warren / Clarke County line. This convenient location allows for a 30 minute commute to and from the Des Moines Metro and all its amenities. There are approximately 37.95 FSA cropland acres currently seeded to grass/alfalfa with a CSR2 of 33.2. There are several building site options with south-facing views overlooking the pond and backing up to the mature timber draw. The pond was built in the late 1980's / late 1990's and is fed by a small, meandering creek from the west side of the property.

There are two driveways that allow access along Scott Street on the northwest and northeast corners. Utilities are located at or near the property with a rural pit already installed on the north side of the property with water provided by Southern Iowa Rural Water Association (SIRWA). There is a 6" water main that runs along the east side of County Highway R45 / Starline Avenue and a 4" water main that runs along the south side of Scott Street. Electric and fiber optics are also located at or near the property.

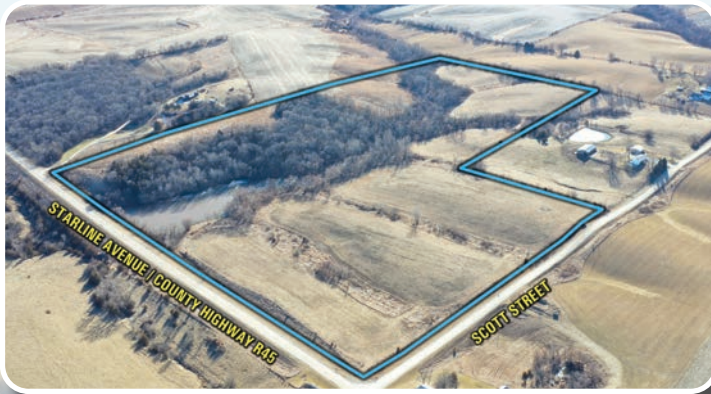
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65 ACRES M/L
37.95 FSA Cropland Acres
CSR2 of 33.2
Net Taxes: \$672



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Listing #16660



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