



# POLK COUNTY, IOWA DEVELOPMENT LAND AVAILABLE

NE 72ND STREET

LISTING #16665

**78.50**  
acres m/l

Peoples Company is pleased to represent the Estate of Mildred L. Webb by offering 78.50 acres m/l of prime development ground located along the west side of paved NE 72nd Street. Adjacent to the current city limits of Bondurant, Iowa in northeast Polk County, Iowa, this gently rolling topography is adjacent to the current Sankey Summit Phase 2 Development located directly across from the Bondurant High School. From 2017 to present, there have been over 750 single-family and townhome building permits issued within Bondurant, Iowa, and over \$360 million from 38 commercial and industrial permits over the last five years. This land would make an outstanding long-term investment as eastern Polk County continually develops.

As indicated in the future use map, the majority of the property is expected to be Low-Density Residential, while the southeast corner is slated to be Neighborhood Commercial. Water, electricity, and sewer are in close proximity to this

property making it a high demand development piece. Contact Listing Agents for additional details. Currently, there is a water line located on the west side of NE 72nd Street available through Des Moines Water Works.

The land is leased for the 2023 cropping season with 76.76 FSA cropland acres carrying a CSR2 of 86.6 with the primary soil types of Canisteo clay loam and Nicollet loam. The farmland acres are designated as NHEL. Located within Drainage District 2, tract contains farmed wetlands and one drainage tile intake has been located in the central portion of the property, but no tile maps have been made available.

Tract also includes a single-family, 1.5-story house, two outbuildings, and a small grain bin. This property is located in the northeast quarter of Section 24 in Douglas Township, Polk County, Iowa.

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acres m/l

- 78.50 Acres m/l of future development land adjoining Bondurant, Iowa city limits and suited for future land uses of Low-Density Residential and Neighborhood Commercial (SE Corner).
- Located on the west side of paved road NE 72nd Street just west of the Bondurant High School and immediately north of the residential development, Sankey Summit Phase 2.
- From 2017 to present, over 750 single-family and townhome building permits issued within Bondurant and over \$360 million from 38 commercial and industrial permits over the last five years. This land would make an outstanding long-term investment as eastern Polk County continually develops.
- Farmland includes 76.76 FSA cropland acres carrying a CSR2 of 86.6. Tract contains farmed wetlands and one drainage tile intake has been located in the central portion of the property, but no tile maps have been made available.
- A single-family, 1.5-story house, two outbuildings, and a small grain bin included.

\*Sankey Summit Phase 2 Preliminary Plat shown is adjacent to the development land available.

## DIRECTIONS

From Bondurant, Iowa: The property is located just one-half mile north of the Bondurant High School and Junior High School on the west side of NE 72nd Street. Look for the Peoples Company sign.



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