

Land Available **WARREN COUNTY, IOWA**

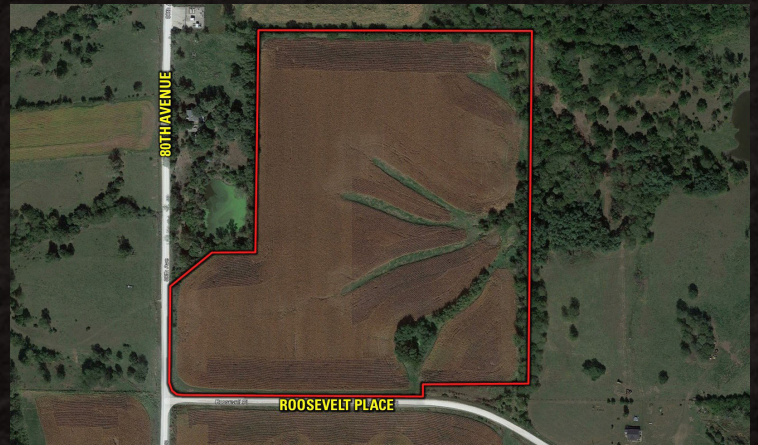
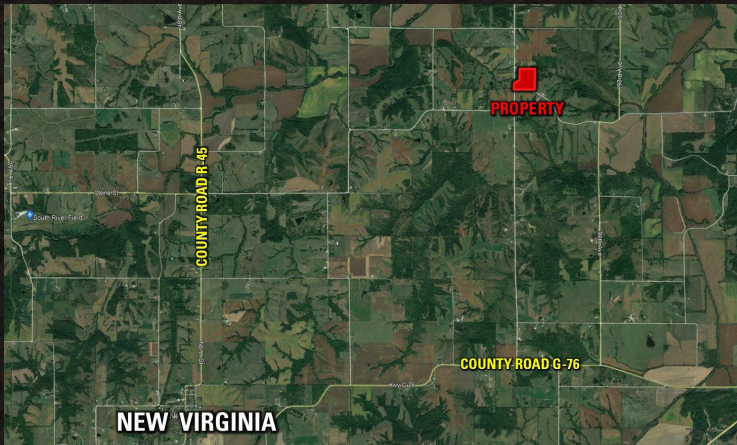
33.98
ACRES M/L

ROOSEVELT PLACE
NEW VIRGINIA, IA 50210

#16727
LISTING



This is your chance to own 33.98 acres m/l in the heart of Warren County, Iowa. This property offers not only high-quality tillable acres with above average soils, but also an outstanding opportunity for a high-end building site. The farm is approximately 90% tillable with a CSR2 of 73.5 which is well above average for the area. This property also has some great recreational opportunities with numerous water sources and habitats surrounding the property. The land is located in the Interstate 35 School District and within a 30 minute commute to the Des Moines metro area. Rural water provider is Warren Water District. Electrical provider is Clarke Electric Coop. This is a perfect chance to build with no covenants. Take advantage of this rare opportunity!



DIRECTIONS

From Interstate 35: Take Highway G-76 east approximately 6.5 miles to 80th Avenue. Go north on 80th Ave for 3.25 miles. The property is on the east side of 80th at Roosevelt Place.

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