



WARREN COUNTY

LAND FOR SALE



70
ACRES M/L

LISTING #16887

BRYAN BERGDALE

712.251.8588

Bryan@PeoplesCompany.com

IA LIC S65377000

STEVE BRUERE

515.222.1347

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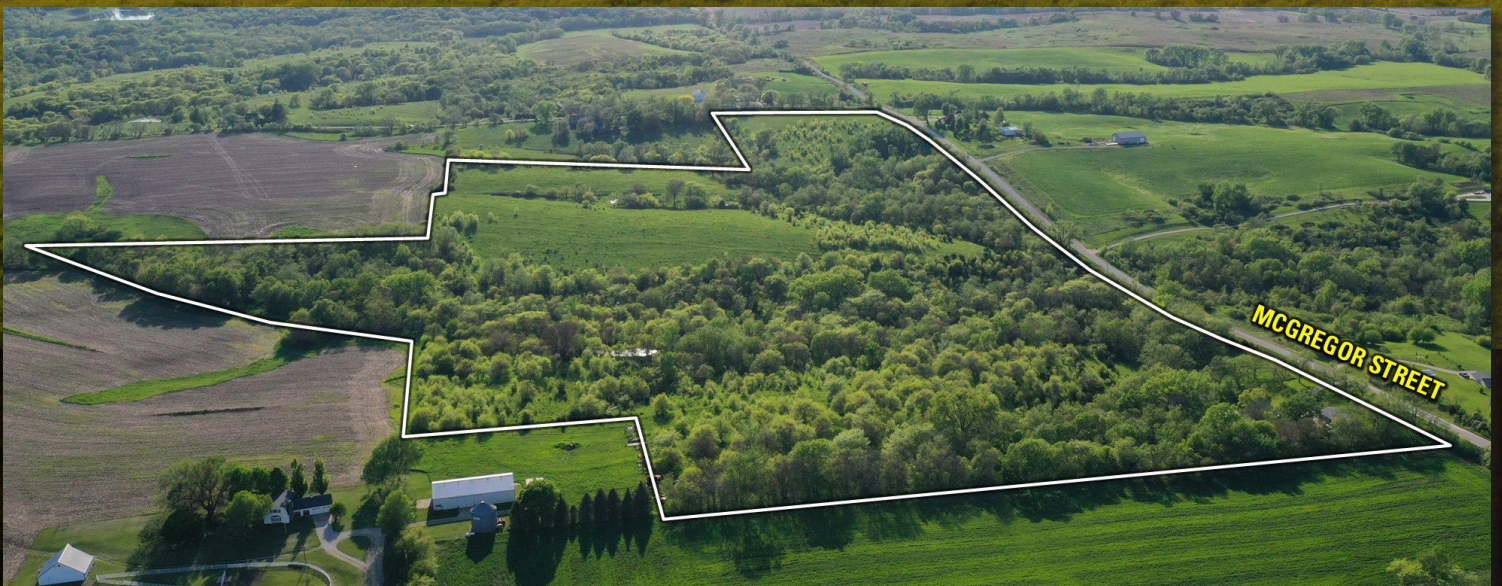
PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

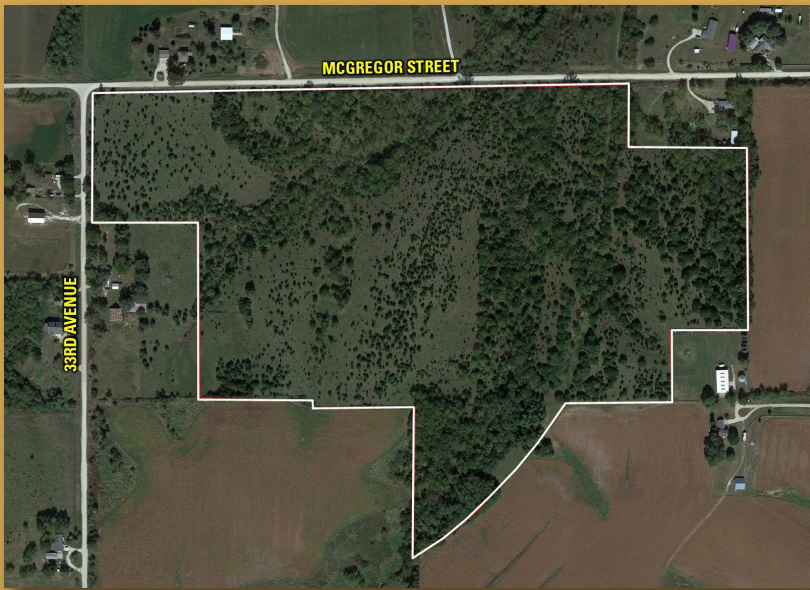
Peoples Company is pleased to present an exceptional property located just south of Martensdale in Warren County, Iowa. Located just 20 minutes south of the Des Moines Metro, this property has endless opportunities including hunting, hobby farming, or building a home.

Within the boundaries of the Martensdale-St. Marys School District, the property offers multiple locations to build that are suitable for nearly all home types and walkouts. The scattered timber growth offers privacy and plenty of recreational opportunities combined with spectacular views of hardwoods and the rolling hills of the rural countryside. The timber and ample food sources provide great hunting opportunities in your backyard. Warren Water District has water lines on both sides of McGregor Street and 33rd Avenue. Warren Water has recently improved water capacity to allocate resources for new potential users in the area. MidAmerican provides electricity along both bordering roads as well.

Take advantage of this premier property within a short commute from the Des Moines Metro!

**The home/acreage site on the west side of the property is not included. The sale is subject to survey and any new ordinances put in place after the Warren County moratorium expires in August.*





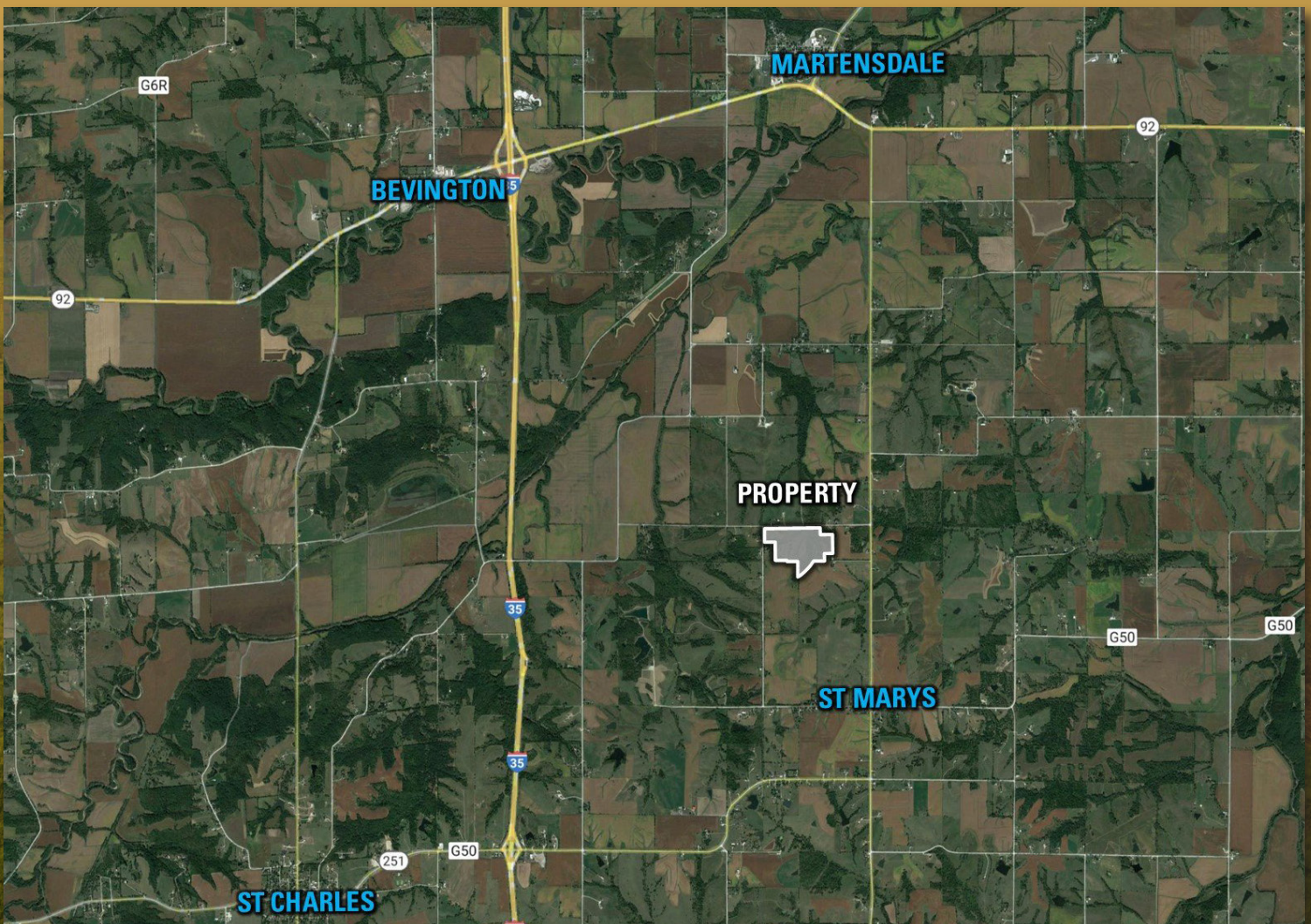
Directions

From Interstate 35, turn east on Highway 92 for 2.6 miles until you reach 40th Avenue. Turn (right) south on 40th Avenue for 2.8 miles until you reach McGregor Street. Turn (right) west on McGregor Street for 0.2 miles. The property lies along the south side of McGregor Street.

Additional Info

**Utilities should be verified independently by Buyer(s) or Buyer's Agent.*

ASKING PRICE: \$910,000



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Clive, IA 50325



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THIS PROPERTY HAS ENDLESS OPPORTUNITIES INCLUDING HUNTING, HOBBY FARMING, OR BUILDING A HOME.

WARREN COUNTY

LAND FOR SALE

70
ACRES M/L

MCGREGOR STREET

33RD AVENUE



SCAN THE QR CODE WITH
YOUR PHONE CAMERA TO
VIEW THIS LISTING ONLINE!

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