

Premium Story County

DEVELOPMENT LAND



LOCATION, LOCATION, LOCATION

Your Gateway to Opportunity and Community Situated adjacent to Nevada City Limits, this expansive piece of land offers more than just an address – it offers an exceptional opportunity. Seamlessly integrated into the City of Nevada’s Future Land Use plans for Single-Family Low-Density Residential, the potential for crafting a picturesque and vibrant neighborhood is right at your fingertips.



EFFORTLESS ACCESS

With easy access to U.S. Highway 30, Ames, and the Des Moines Metro, commuting to and from this prime location is a breeze. Imagine simple commutes with complete accessibility!



AMENITIES & CONVENIENCE

This exceptional location boasts a plethora of local amenities that cater to a multitude of lifestyles. Residents will relish the proximity to SCORE Recreation Athletic Complex, Fawcett Family Aquatic Center, Hickory Grove Lake, Indian Creek Country Club, and the soon-to-be-completed Nevada Field House ensuring that recreational options are never far away.



ESSENTIAL AT YOUR DOOR

To fulfill those day-to-day requirements, this location is unbeatable. With Fareway Grocery and Dollar Fresh Market just moments away, shopping is a breeze. Additional retail options like Dollar General and easy access to all downtown businesses and restaurants add to the convenience factor, making sure that everything you need is right within reach.



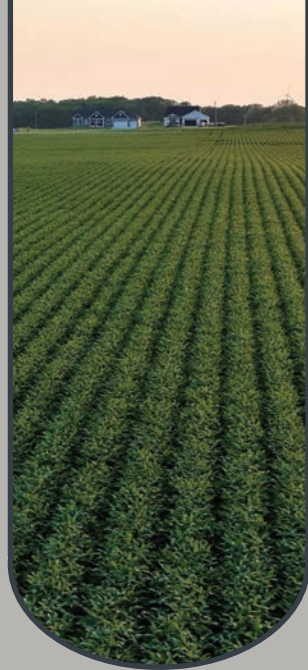
HEALTHCARE AND WELLNESS

Safety and health are paramount. With Story County Medical Center, McFarland Clinic P.C., and multiple options for pharmacies, dental, vision, and chiropractic care close by, residents can rest assured knowing that quality healthcare is just minutes away.



NURTURING EDUCATION

A strong community committed to education. Here’s where this location truly shines. The property is located less than a 5-minute drive from multiple schools. Picture the ease and convenience afforded to residents as they effortlessly shuttle children to and from school and events.



UNVEIL THE POTENTIAL

Asking Price ~ \$1,160,000

This nearly 100% tillable tract is currently being utilized for crop production and is zoned A1-Agricultural. The farmland consists of 38.33 FSA cropland acres, designated as NHEL (Non-Highly Erodible Land), carrying a CSR2 rating of 86.9. The soil types on this farm are some of the best in Iowa, including Clarion loam, Nicollet loam, and Webster clay loam. Looking to farm the property or select your tenant? The farm lease has been terminated and is open for the 2024 cropping season. Whether you are a farmer, investor, speculator, or developer, this tract is situated within the path of development and would make a great investment for the future. Don’t miss out on this exceptional development opportunity!

All utility information, availability, plans, timelines, and potential zoning should be confirmed with the City of Nevada and Story County Planning and Zoning. Water service will be provided by the Iowa Rural Water Association (IRWA). An IRWA water main is located at the southwest corner of the property. Please contact the listing agent for details.



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LISTING #17079

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