

INDIANOLA, IOWA

69.87 ACRES M/L OF FUTURE DEVELOPMENT LAND

LISTING #18179



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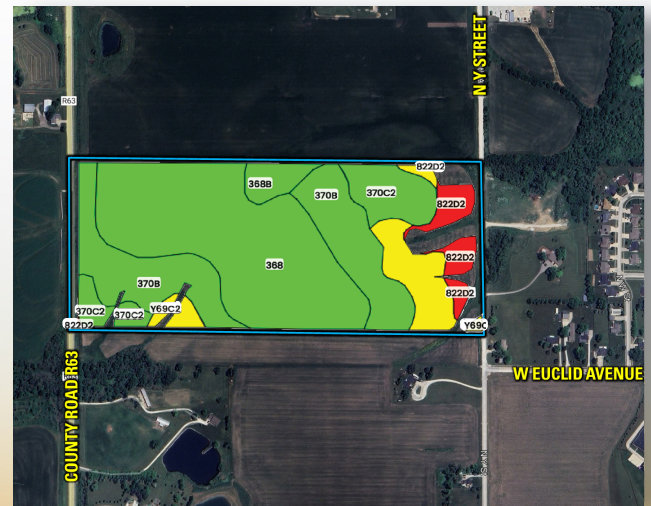


Peoples Company is proud to present the unique opportunity to acquire a high-quality farm in the path of development located in Warren County, Iowa. The farm consists of 69.87 acres m/l of which 60.94 acres m/l are cropland. The primary soil types on the farm include the highly productive Macksburg and Sharpsburg silt loam. The CSR2 on the cropland acres is 83.1, well above the Warren County average of 57.

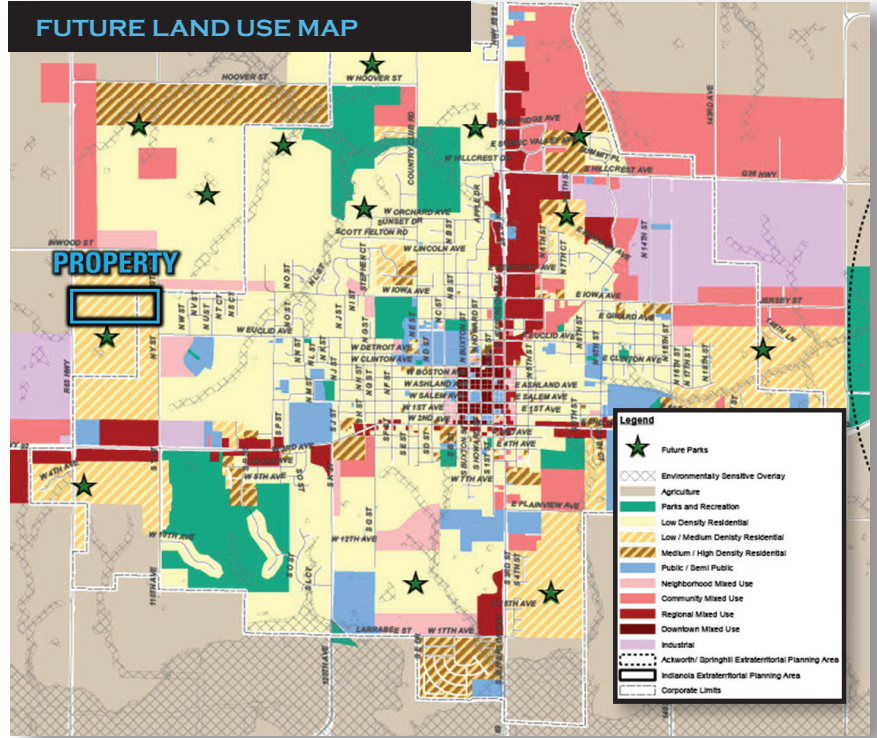
PRICE \$1,500,000 | NET TAXES \$1,938

TILLABLE SOILS

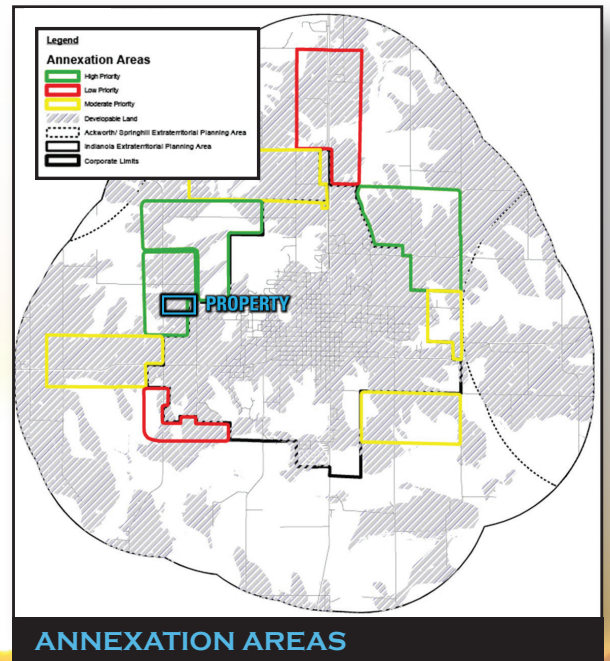
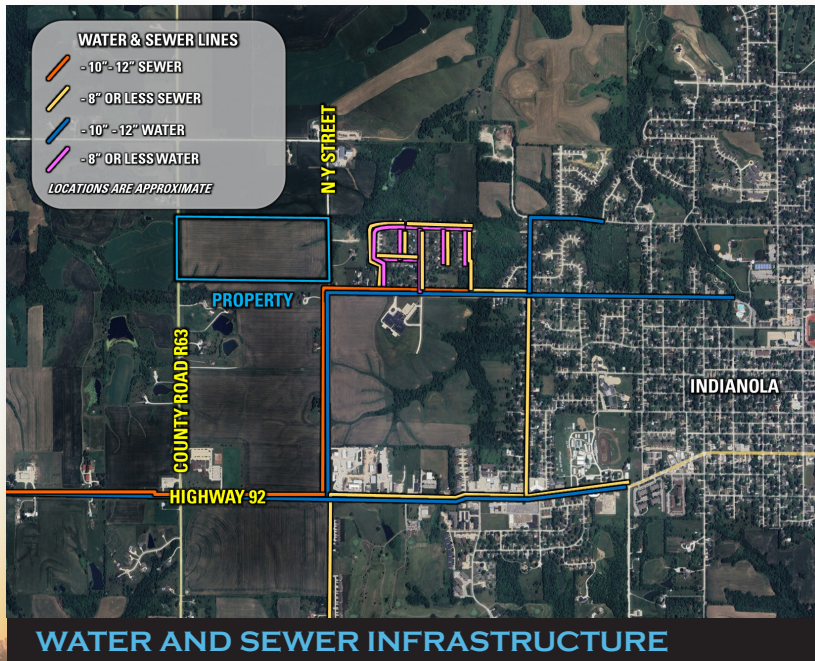
| Code | Soil Description | Acres | Percent of Field | Legend | CSR2 |
|-------------------------|----------------------------|-------|------------------|---|-------------|
| 368 | Macksburg silty clay loam | 27.01 | 43.07% |  | 93 |
| 370B | Sharpsburg silty clay loam | 15.90 | 25.35% |  | 91 |
| 370C2 | Sharpsburg silty clay loam | 5.89 | 9.39% |  | 80 |
| 822D2 | Lamoni silty clay loam | 5.55 | 8.85% |  | 10 |
| Y69C | Clearfield silty clay loam | 4.94 | 7.88% |  | 59 |
| 368B | Macksburg silty clay loam | 1.91 | 3.05% |  | 89 |
| Y69C2 | Clearfield silty clay loam | 1.50 | 2.39% |  | 56 |
| Weighted Average | | | | | 83.1 |



Located off the major arterial road, County Road R63 and N Y Street, the farm is situated in an ideal area for future development. Approximately 16 acres m/l of the west side of the farm have been annexed into the Indianola Corporate Limits, and the rest of the farm has been identified as high-priority for future annexation. The farm is currently zoned Agricultural, but Indianola has slated the farm for Low-Density Residential in their 2030 Comprehensive Plan. Water and sewer are available at the intersection of N Y Street and W Euclid Avenue and could be extended to the property. The farm is located in Indianola Community School District and is less than a half a mile from Wilder Elementary School. Indianola High School has recently begun a \$100 million expansion project to support the town's growth and future of their young residents. Recently the city has approved several meaningful development projects that will make a positive impact on the community as it continues to grow.



The Des Moines Metro area is less than 20 minutes from the farm. The Interstate 35 and Highway 5 on ramps are both 10 miles from the property on paved roads, offering quick access to amenities like Jordan Creek Mall and the Des Moines International Airport. Don't miss the opportunity to acquire this high-quality farm in the path of development.



Listing #18179
PC PEOPLES
 COMPANY
 INTEGRATED LAND SOLUTIONS



12119 Stratford Drive
Clive, IA 50325



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