

# LAND FOR SALE



## 22.5 ACRES M/L WARREN, IOWA



### LISTING #13791

**PRICE:** \$90,000 (\$4,000/Acre)

**DESCRIPTION:** 22.5 Acre building site located just northeast of New Virginia. Excellent location to build with premium views and a great place for a new pond. All utilities available. Electric on site. Located on 58th Avenue Northeast of New Virginia.

**DIRECTIONS:** From New Virginia: Take Highway R-45 north to Stone Street. Take Stone Street east to 58th Avenue. Take 58th Ave south a half mile. The property is on the west side of 58th Ave.

**TAXES:** \$244 Est. Annually

**FARM PROGRAM INFORMATION:**  
Pending Reconstitution

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