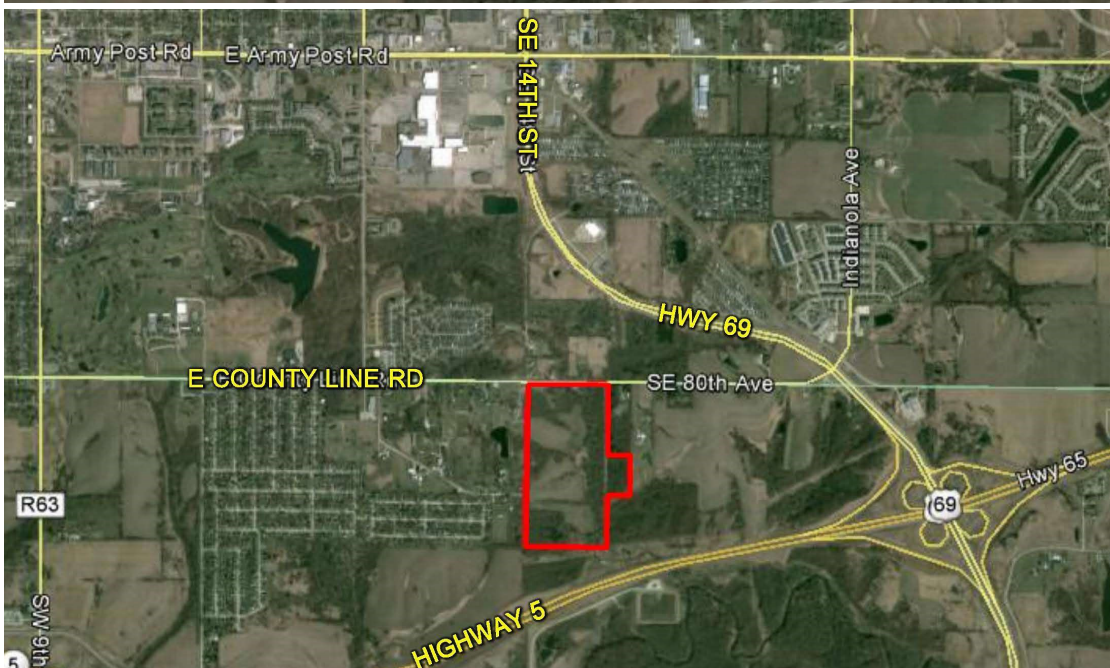


LAND FOR SALE



81.95 ACRES M/L WARREN COUNTY, IOWA



LISTING #13640

PRICE: \$819,500 (\$10,000/Acre)

DESCRIPTION: 81.95 acres development opportunity located within the Des Moines city limits, and adjacent to Greenfield Plaza. Portions of the land are designated for low/medium density residential with infrastructure ready and available. 30" sanitary sewer line crosses the properties eastern boundary and water main runs along County Line Road. This is an excellent opportunity to develop an extension of Southwold Road, leaving an executive retreat right in the city. Currently zoned agricultural. The land can be accessed from County Line Road to the north or Southwold Road from the west. Currently 32.35 acres m/l in row crop production with an average CSR 54.2 (CSR2 51.1).

DIRECTIONS: From the Highway 5 bypass: Take SW 9th Street north to County Line Road. Take County Line Road east to Southwold Road. South on Southwold Road. The property is located at the end of Southwold Rd. This property also adjoins County Line Rd east of SE 14th Street.

TAXES: \$968.00 Annually

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