

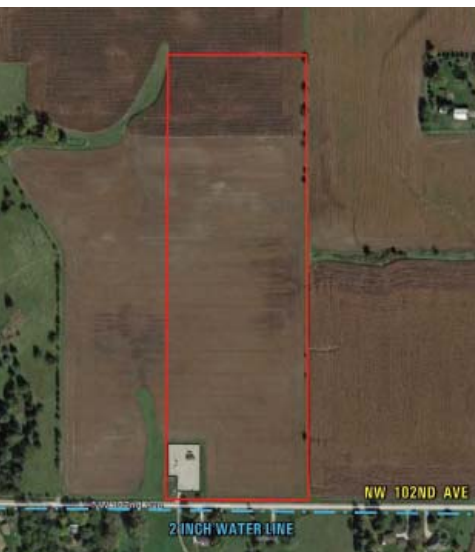
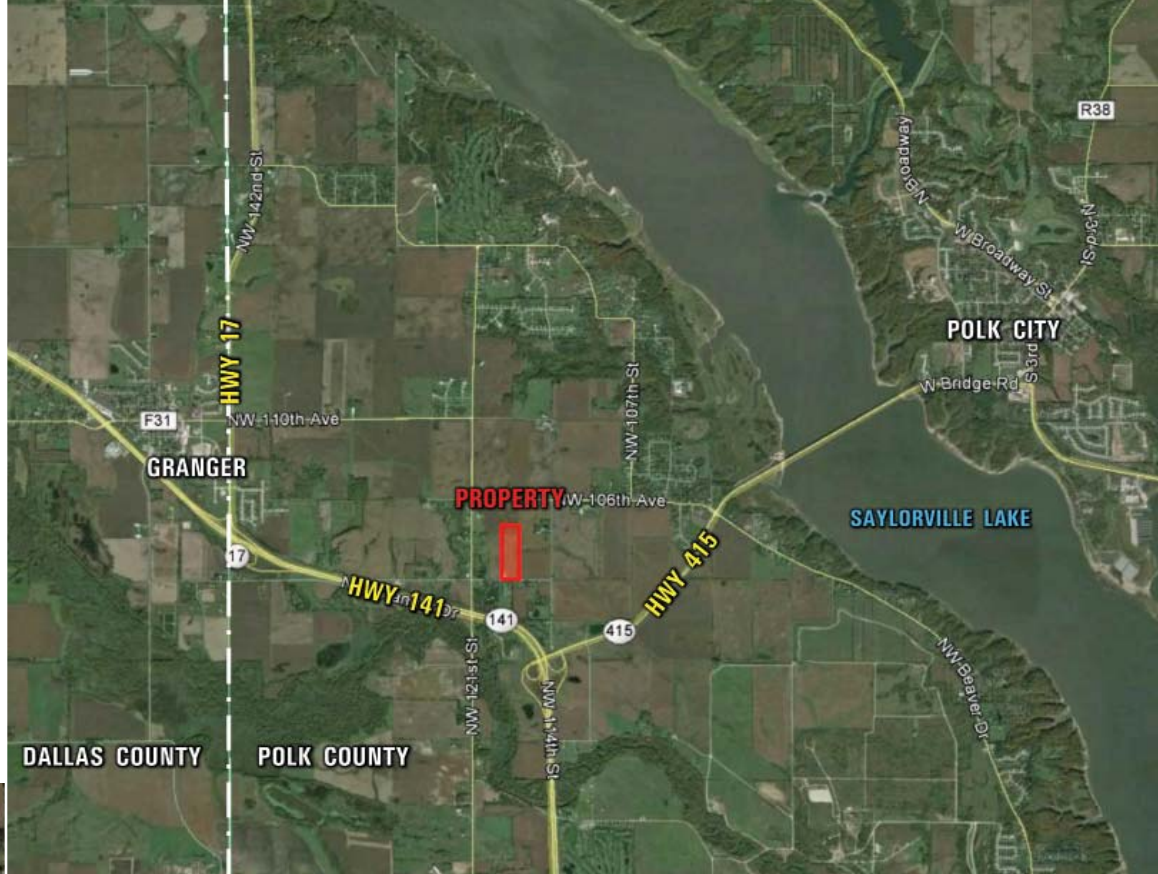
LISTING #13551
POLK COUNTY

PRICE:
\$345,000

ESTIMATED TAXES:
\$579 ANNUALLY

ZONING:
ER - ESTATE RESIDENTIAL

SCHOOL DISTRICT:
WOODWARD - GRANGER



23 ACRE M/L
IDEAL HOME SITE

Build your dream home in the country while taking advantage of the Metro amenities.



Scott Kelly: 515.473.8913
Scott@PeoplesCompany.com

Steve Bruere: 515.240.7500
Steve@PeoplesCompany.com

Offering a hard-to-find, 23 acre m/l ideal home site on pavement with rural water situated just a few miles north of Grimes, Iowa. Property is currently zoned Estate Residential allowing for a variety of uses including horses. Parcel could also be developed with lot sizes of 3 acres or more. Contact agent for Polk County Zoning Regulations. Property currently offers income from approximately 21.84 tillable acres with a CSR of 82.4 (CSR2 of 81.7). Property will be surveyed prior to closing and final gross acres are subject to change according to survey. Located just off Hwy 141, less than 7 miles from Interstate 80/35, and a short commute to anywhere in the Des Moines Metro. **Contact agent for more information on permanent easements.**

Directions: From Grimes, travel north on Hwy 141 and follow as it curves west. Turn north onto NW 121st Street and continue 0.2 miles. Turn east onto NW 102nd Avenue and continue 0.25 miles. Property is situated on the north side of NW 102nd Avenue. Look for the Peoples Company sign.