

LAND FOR SALE



69.75 ACRES M/L WAUKEE, IOWA



LISTING #12372

PRICE: \$1,429,875 (\$20,500/Acre)

DESCRIPTION: 69.75 Acres M/L of productive Dallas County farmland located within the city limits of Waukeee. Nearly 100% tillable as farm includes 67.3 tillable acres with a CSR 2 of 86.6. Property has future development potential located north of the Waukeee YMCA, future Douglas Ave extension, and is located adjacent to existing rural development. New sewer lift station located just 1,300 feet south of property.

DIRECTIONS: From Hickman Rd. (Hwy 6) travel North on Warrior Lane for 1.1 miles.

TAXES: \$1,664.00

CURRENT ZONING: Agricultural

FUTURE LAND USE: Neighborhood Residential

FEE DISTRICTS: Property does not currently fall into any fee districts. However, if property is served by newly constructed Waukeee sewer lift station along Warrior Lane, \$4,700/acre connection fee will apply.

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