

# LAND FOR SALE

## LISTING #13888

**PRICE:** \$89,900 (\$5,267/Acre)

**DESCRIPTION:** Offering 17.07 acres of productive Marshall County, Iowa land with great building spot potential located just west of Marshalltown, along Highway 330. This property consists of approximately 15.45 tillable acres with a CSR2 of 60.8. Current access is provided by an easement through the neighboring acreage, however the Iowa DOT has will allow a new access to be built off of Highway 330.

**DIRECTIONS:** Directions From Marshalltown head West on Main Street Road for approximately 4.5 miles. Turn South onto Highway 330 for 3/4 mile. The farm will be on the East side of the road.

**TAXES:** \$438 Annually

**TRAVIS SMOCK**

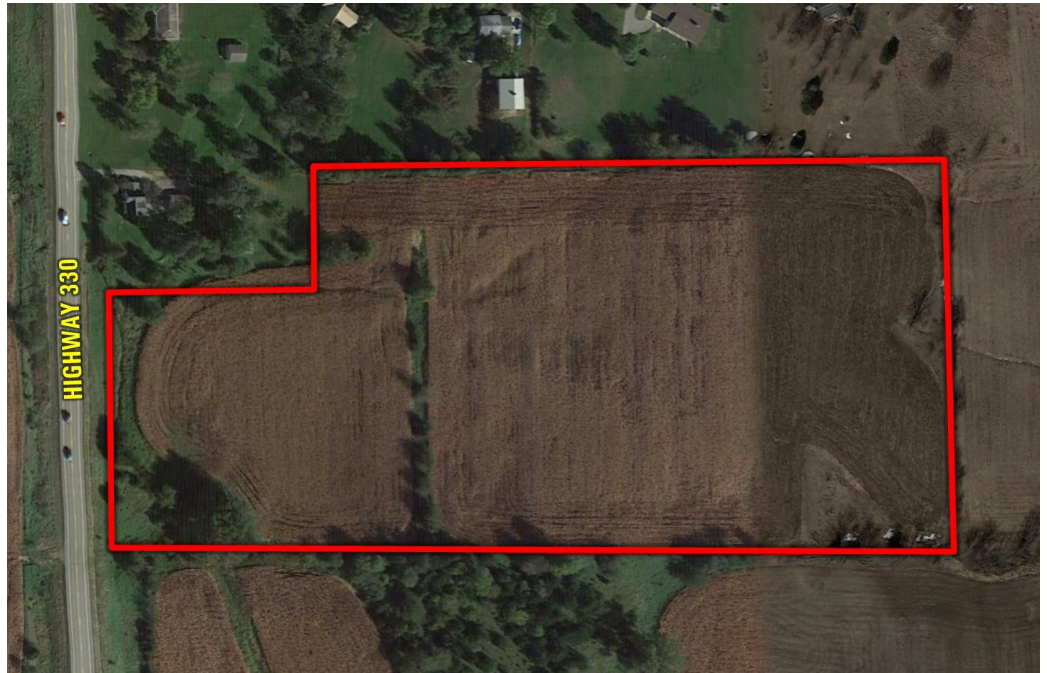
C: 319.361.8089

O: 515.222.1347

Travis.Smock@PeoplesCompany.com

## 17.07 ACRES M/L

MARSHALL COUNTY, IOWA



**PeoplesCompany.com**  
**855.800.LAND**

12119 Stratford Dr, Ste B  
Clive, Iowa 50325