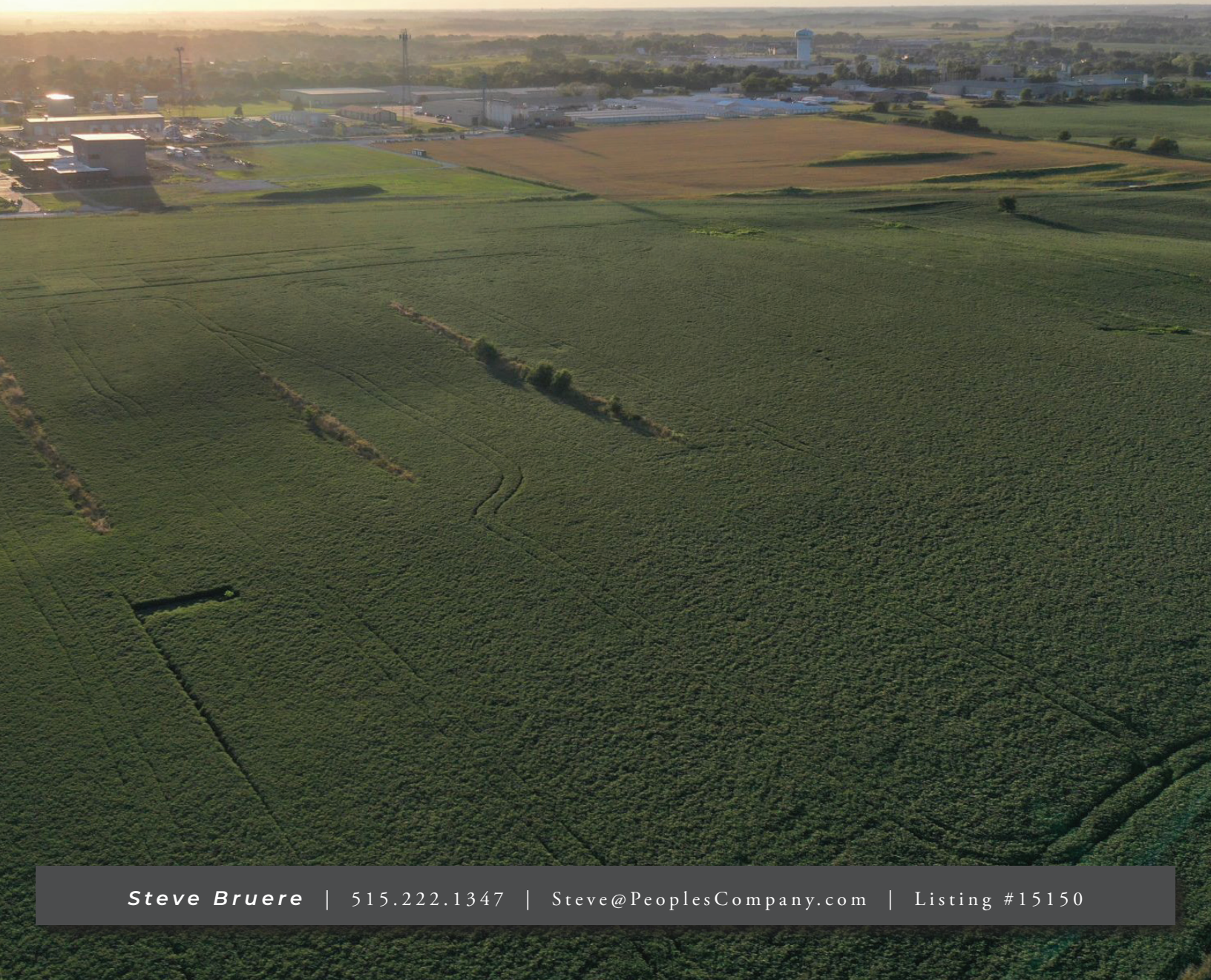


50.19 ACRES M/L OF FUTURE

DEVELOPMENT LAND

INDIANOLA, IOWA



50.19 ACRES M/L OF FUTURE DEVELOPMENT LAND

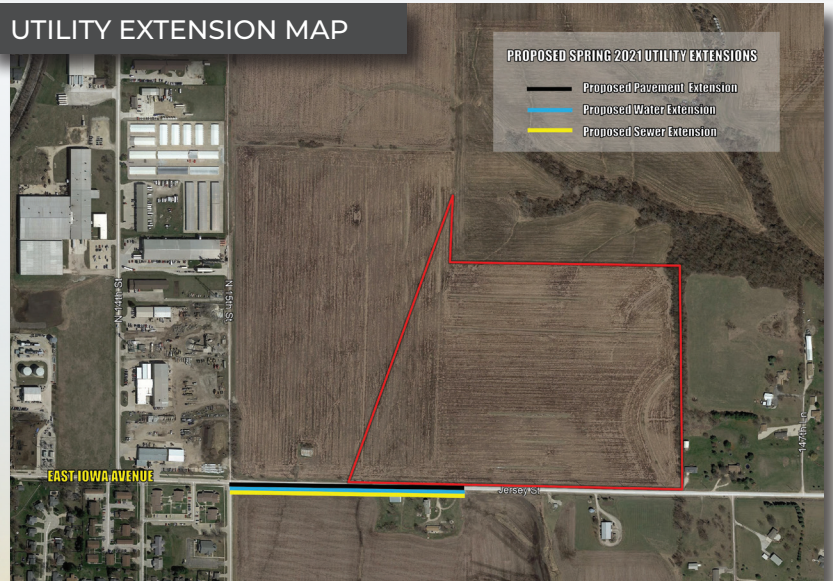


ABOUT THE PROPERTY

Offering 50.19 acres m/l of prime commercial and/or industrial development land situated within the city limits of Indianola, Iowa. The property is currently zoned agricultural on the east 40 acres with the remaining portion zoned Industrial. Future land use plans call for industrial and community mixed use zoning for the property and general area. The City of Indianola plans to extend pavement and utilities in the spring of 2021 along East Iowa Avenue an additional .25 miles bringing pavement and utilities to the western portion of the property. Located in the high priority annexation zone of the city and next to the new Missouri Valley Electrical Joint Apprenticeship and Training Fund complex, this property is conveniently situated 1 mile from Highway 92 and 1.25 miles from Highway 65/69. Land includes approximately 49.76 tillable acres carrying a tillable CSR2 of 85.2.

*This property will be subject to paving, sewer, and water assessments. Please contact the listing agent for more details.

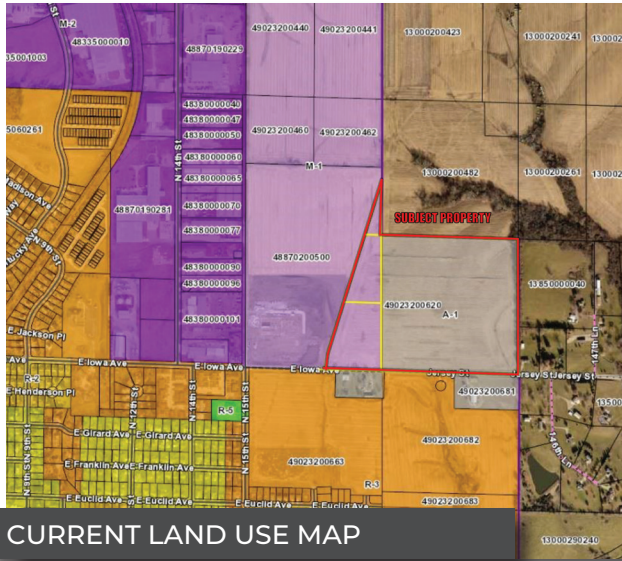
UTILITY EXTENSION MAP



PRICE | \$953,610

NET TAXES | \$1,632.00

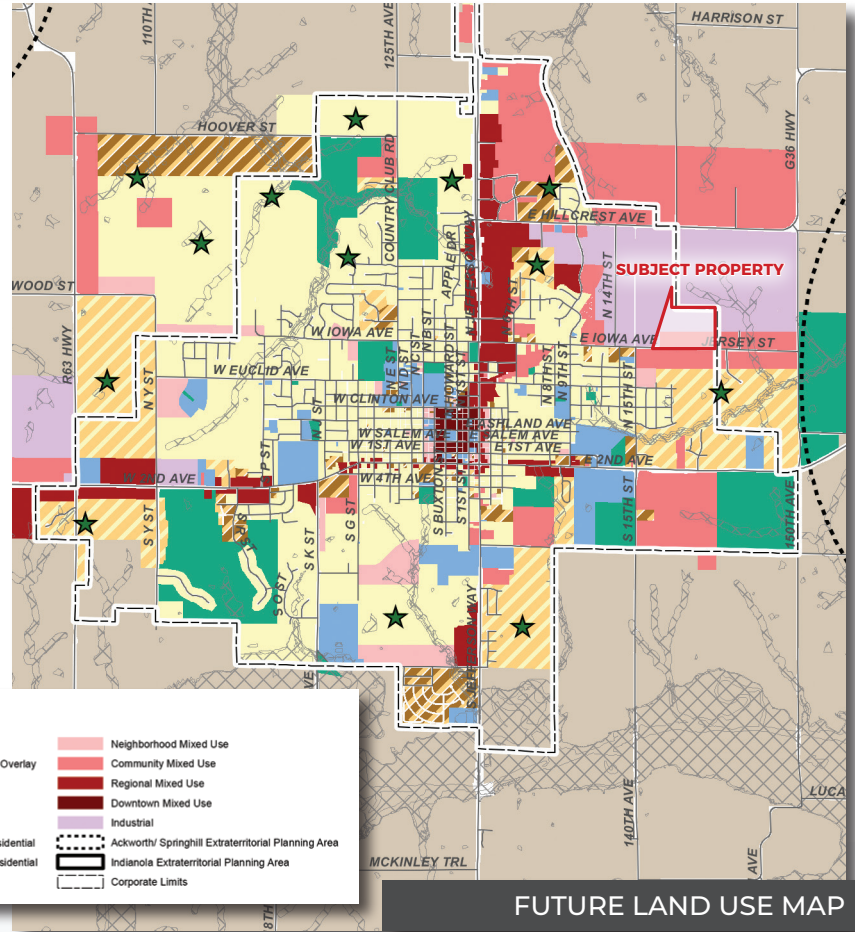
For more information on this property visit [PeoplesCompany.com](https://www.PeoplesCompany.com) | Listing #15150



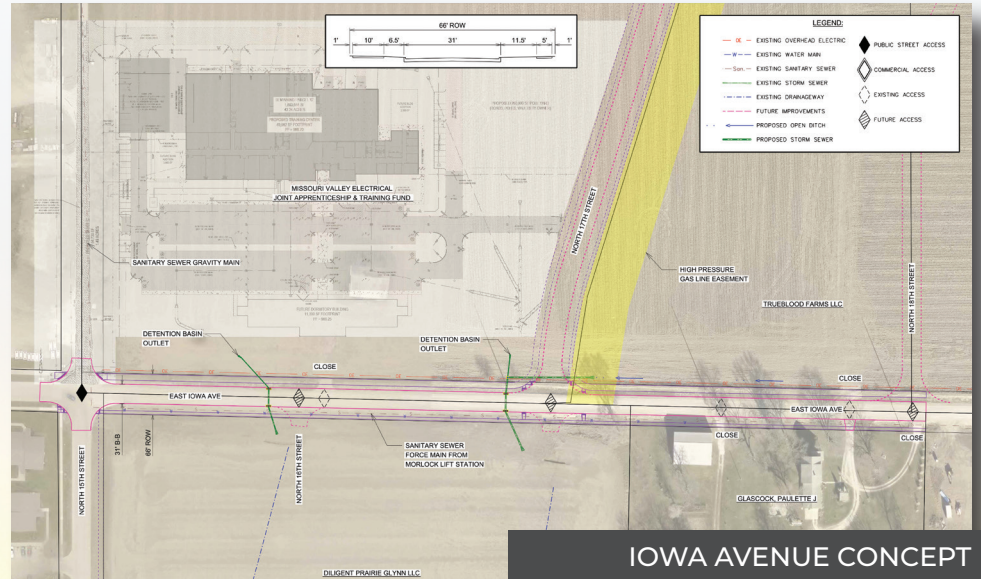
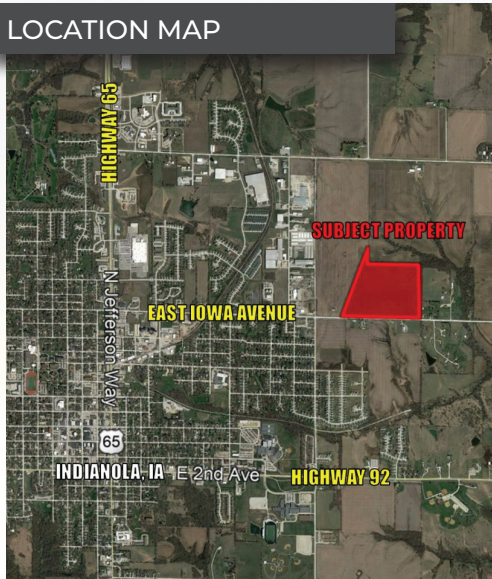
DIRECTIONS

E Iowa Avenue | Indianola, IA 50125
Warren County, Iowa

From Highway 65/69: Turn and travel east on East Iowa Avenue for 1.25 miles and the property will be on the north side of the road. Look for Peoples Company signs.



LOCATION MAP





12119 Stratford Drive, Suite B
Clive, IA 50325

Peoples Company is an all-inclusive land company that offers farm auctions, both public and online, traditional listings, farm management, certified appraisals and valuation services, and access to investor capital.



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