

LAND FOR SALE

LISTING #15374

PRICE: \$192,000 (\$12,000/Acre)

DESCRIPTION:

Fantastic 16 acres m/l building site located on dead end road. Excellent potential for hobby farm and homesteading. The property offers approximately 9.74 acres m/l currently in a corn/soybean rotation. The tillable acres carry a weighted average CSR2 of 55.8. This property is conveniently located just south of Cumming, just a short commute to the Des Moines metro.

DIRECTIONS:

From the intersection of Mills Civic Parkway & I-35 in West Des Moines, head S on I-35 for 5 miles. Take exit 65 and turn right (W) onto Cumming Ave for 0.4 miles. Turn left (S) onto 10th Ave for 4.5 miles to Grimes St. Turn E on Grimes and the property is on the north side. Look for signs.

ADDITIONAL INFO:

This property will require a driveway to be installed. Preliminary approval has been granted for location of driveway entrance for residential purposes. Please contact listing agent for full details. Warren Water District rural water is available. Please contact listing agent for details. Acres and boundaries are approximate only. Final acres and property boundaries will be determined by survey.

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