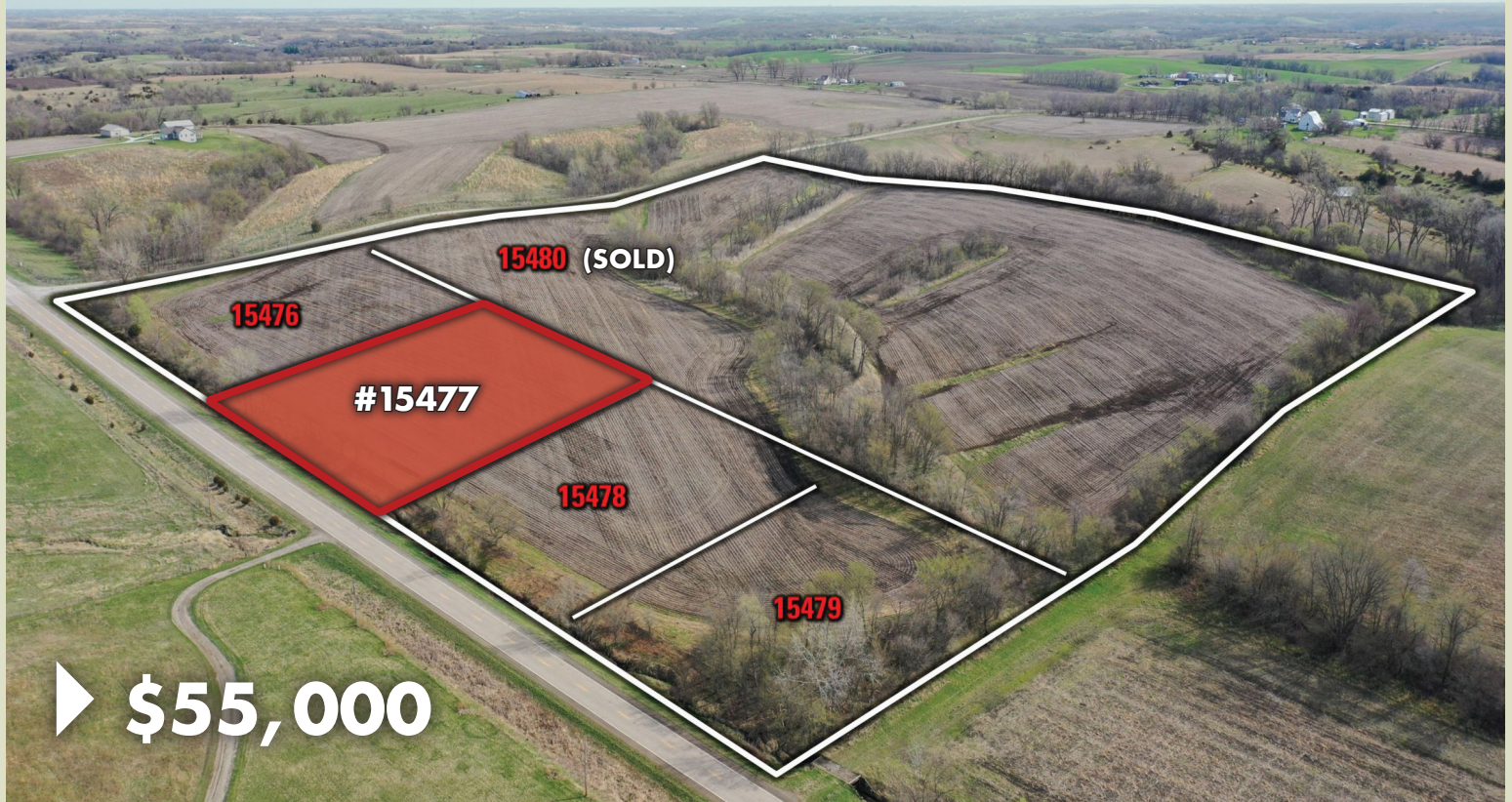


# BUILDING SITE OPPORTUNITY

2.54 ACRES M/L | WARREN COUNTY, IOWA

LISTING #15477



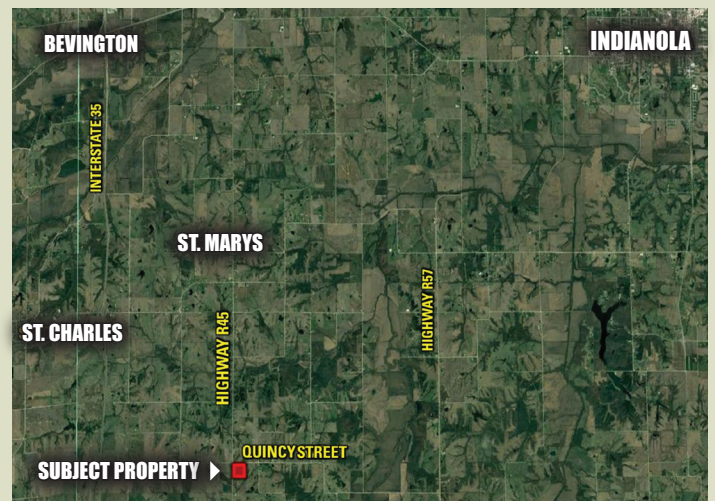
**Peoples Company is pleased to offer this building site opportunity located just 30 minutes from the Des Moines Metro!**

Conveniently located on pavement just south of St. Marys, IA, this 2.54 acre m/l lot offers a great building site opportunity with incredible views overlooking Warren County. All utilities are available at the road with rural water provided by Warren Water District, electric provided by Clarke Electric and fiber optic provided by OmniTel Communications. The farm is located on R45 Highway in Section 34 of Jackson Township. Driveways have been approved by Warren County.

*\*Please contact Agent prior to viewing the property.*

*\*\*All utility information, availability, future plans, timelines, locations, etc. should be confirmed with the utility providers and Warren County.*

*\*\*\*See additional land for sale. Listing numbers #15476, #15478, #15479, and #15480.*



## Property Address

0 HIGHWAY R45 | NEW VIRGINIA, IA 50210

**DARAN BECKER**

515.979.3498 | Daran@PeoplesCompany.com



**STEVE BRUERE**

515.222.1347 | Steve@PeoplesCompany.com