

# LAND FOR SALE

## LISTING #15694

**PRICE:** \$187,575

### DESCRIPTION:

Peoples is pleased to offer this building site opportunity conveniently located just 30 minutes from the Des Moines Metro, near St. Marys, IA. This 12.2 acres 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 just off R45 Highway on Nixon St. Driveways have been approved by Warren County. Surveys have been completed.

*\*\*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 #15695, #15696, and #15697.*

### DIRECTIONS:

From Indianola head west on Highway 92 towards Martensdale for approximately 7.5 miles. Take a left at the corner of Highway 92 and Highway R45 heading south. Continue south through St. Marys for approximately 5 miles and take a Left onto Nixon Street. The property will be on your right.

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## 12.20 ACRES M/L

NIXON STREET, WARREN CO., ST. MARYS, IA



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