

# LAND FOR SALE

## LISTING #15697

**PRICE:** \$144,832

### DESCRIPTION:

Peoples Company is pleased to offer this building site opportunity for the home of your dreams! Conveniently located just 30 minutes from the Des Moines Metro, near St. Marys, IA. This 9.42 acres m/l lot offers a great location to build 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 acreage is located on hard surface road, R45 Highway. With this lot you can enjoy a short 3 mile drive, on all hard surface roads, to Interstate 35 towards the Des Moines metro! 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 #15694, #15695, and #15696..*

### DIRECTIONS:

From Indianola head west on Highway 92 towards Martinsdale 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 the property will be on your left.

### KENNY HERRING

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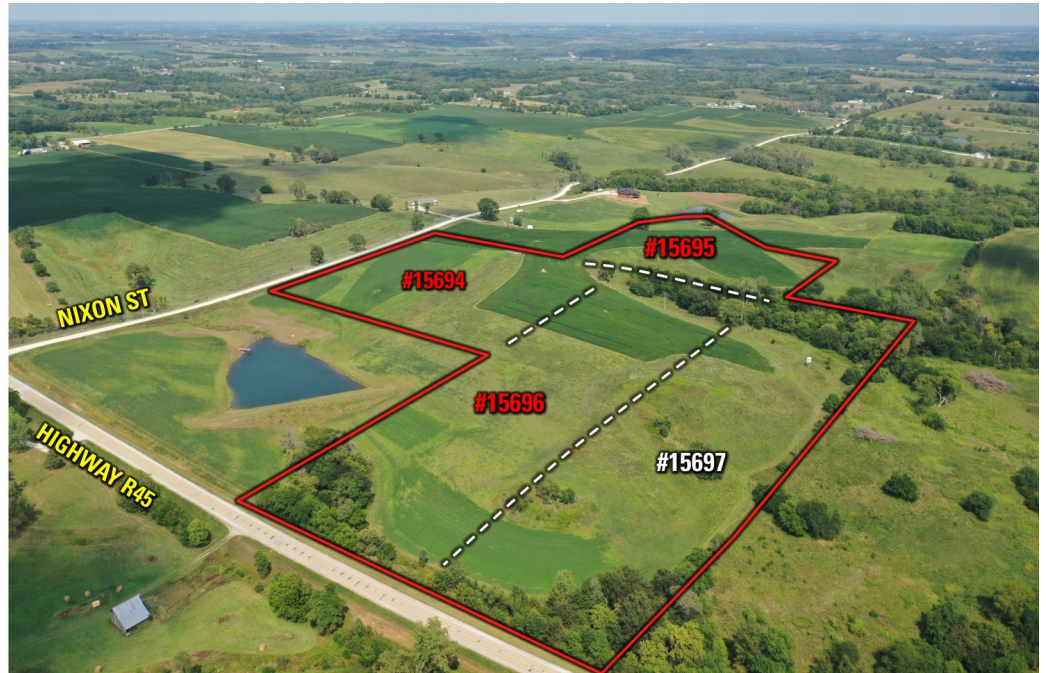
### MATT HOENIG

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## 9.42 ACRES M/L G45 HIGHWAY, WARREN CO., ST. MARYS, IA



PEOPLES COMPANY.COM



855.800.LAND