

LAND FOR SALE

LISTING #16184

PRICE: \$190,000

DESCRIPTION: Peoples Company is pleased to offer this 11.25 acre m/l building site with incredible views overlooking the rolling hills of southern Warren County. Just a 30 minute drive from the Des Moines Metro, this property is conveniently located 3.5 miles south of St Mary's Iowa, and 0.75 miles off of R45 Highway. The spacious lot and high-quality soils are perfect for gardening or orchard enthusiasts with plenty of room left over for livestock. All utilities are available at the road with rural water provided by Warren Water District, electricity provided by Clarke Electric, and fiber optic provided by OmniTel Communications. This property is leased for the current crop year and possession will be given after the crops have been harvested.

DIRECTIONS: From St Marys, IA head south on Highway R45. After 3.5 miles turn right heading west onto Quincy St. After 0.75 miles the property will be on your left-hand (south) side.

From West Des Moines, IA head south on Interstate 35. In 18.25 miles, exit 52 towards St Marys, IA. Turn left onto CR-G50. After 1.25 miles turn right (south) onto 30th Ave. After roughly 2.5 miles you will arrive at the northwest corner of the property.

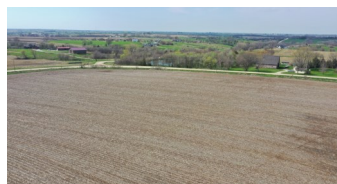
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11.25 ACRES M/L NEW VIRGINIA, WARREN CO., IOWA



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