

DES MOINES COUNTY, IOWA

Commercial Land Available | 31.52 Acres M/L



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BURLINGTON
RECYCLING
&
Auto Parts
LLC

PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS
Listing #17254

COMMERCIAL LAND AVAILABLE

Des Moines County, Iowa Commercial Land - Peoples Company presents 31.52 acres m/l of commercial land for sale located only four miles south of Burlington, Iowa in the southern part of Des Moines County, Iowa. Positioned on the south side of County Highway X62/ Summer Street and immediately south of the adjacent private railroad tracks, this tract offers a gently rolling topography with outbuildings, a poured concrete pad, and wooded blocks of timber.

This commercial tract has on-site utilities that include:



Electricity available
through Access
Energy Cooperative



Rural water service
through Southern Iowa
Rural Water Association
(SIRWA)



Internet and telephone
service available
through Quest



28' x 50' (1,400 SQFT) Metal Shed, built in 1978, with 2 - 10' wide x 11' high doors and a service front desk for working with customers.



10' x 12' (120 SQFT) Metal Shed with approximately 3,300 SQFT Concrete Pad and 18' x 34' (612 SQFT) Pole Barn, built in 1950.



70' Cardinal 45 Ton SEC/135 Ton Gross truck scales (Model #13570-BPR12-0-1; 2014) equipped with a digital readout.



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According to the 2022 Iowa Department of Transportation traffic maps, **over 10,100 cars pass by this property on U.S. Highway 61 just to the north daily!!!** With U.S. Highway 61 to the north, take advantage of this prime location situated within an incredible transportation corridor to establish a commercial business in southeast Iowa. This tract is located within the northwest quarter of Section 36 in Union "E" Township, Des Moines County, Iowa. Situated to the northeast of Fort Madison, Iowa, and within a short drive just south of Burlington, Iowa, this commercial land is ready for your next business endeavor!



DIRECTIONS

From Burlington, Iowa: Travel south out of town on U.S. Highway 61 for approximately 4.25 miles and turn left (south) onto County Highway X61/Summer Street. Continue for approximately 0.20 miles and turn right (south) into 3881 Summer Street, Burlington, Iowa 52601. Proceed over the private railroad tracks into the property. Look for the Peoples Company sign.

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Scan the QR Code with
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