## DES MOINES COUNTY, IOWA

Commercial Land Available | 31.52 Acres M/L



## 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.



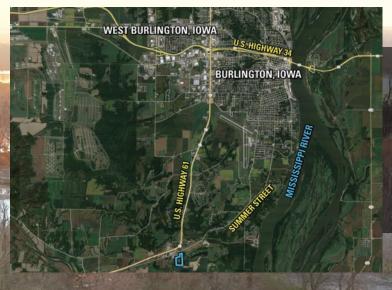
70' Cardinal 45 Ton SEC/135
Ton Gross truck scales (Model #13570-BPR12-0-1; 2014)
equipped with a digital readout.

**Doug Bear** | 515.745.3192 Doug.Bear@PeoplesCompany.com Jared Chambers, CAI | 641.414.0234 Jared@PeoplesCompany.com





According to the 2022 lowa 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 lowa. This tract is located within the northwest quarter of Section 36 in Union "E" Township, Des Moines County, lowa. Situated to the northeast of Fort Madison, lowa, and within a short drive just south of Burlington, lowa, 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.

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.







12119 Stratford Drive Clive, IA 50325







PeoplesCompany.com Listing #17254



Scan the QR Code with your phone camera to view this listing online!

**Doug Bear** | 515.745.3192 Doug.Bear@PeoplesCompany.com IA LIC \$67986000

Jared Chambers, CAI | 641.414.0234 Jared@PeoplesCompany.com IA LIC \$62597000



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