

# WASHINGTON COUNTY, IOWA

## DESCRIPTION

If your heart is telling you it's time to move to the country, this could be the perfect place for you. We are pleased to offer three uniquely placed listings totalling 54 acres m/l at the intersection of IA Highway 92 and Spruce Avenue just east of Washington, IA in Washington County, IA. The properties offer scenic views and gently rolling hills of Iowa's countryside and would make an exceptional place to build your future home or business right on the pavement. Located only 3.5 miles west of U.S. Highway 218 you have quick access to get where you are going. It's tough enough to find a good building site let alone one situated in Washington County.

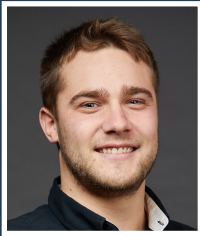
## DIRECTIONS

From Washington, IA travel east on IA Highway 92 for approximately 4 miles. Turn south onto Spruce Avenue. The property will be located on the east side of the road. Look for signs.

## PROXIMITY

Iowa City, IA - 28 Miles  
Riverside, IA - 18 Miles  
Washington, IA - 4 Miles  
Mt Pleasant, IA - 25 Miles

**FOR MORE INFORMATION ABOUT EACH SPECIFIC LISTING, SCAN THE QR CODES AT THE RIGHT.**



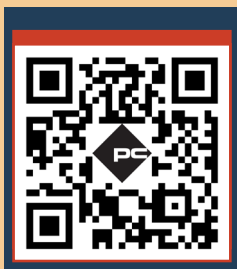
## CONTACT

**RILEY SIEREN** IA LIC S66739000  
**319.591.0111**  
**Riley@PeoplesCompany.com**



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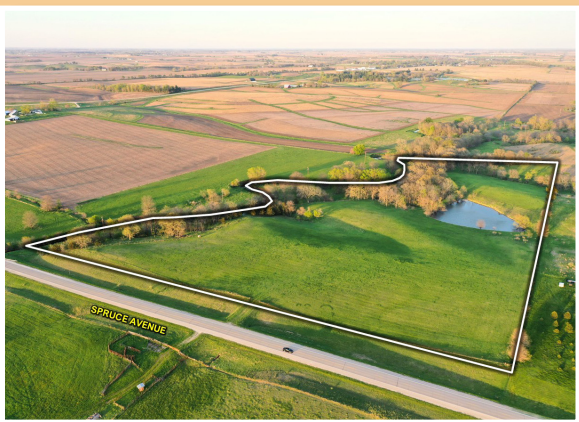
## 27.0 ACRES M/L



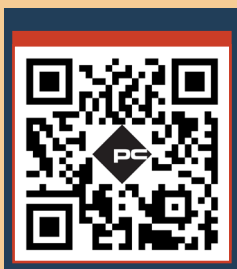
LISTING #17565

CSR2 57.7

PRICE \$390,000



## 12.0 ACRES M/L



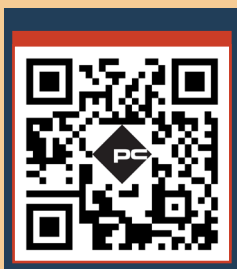
LISTING #17569

CSR2 60.9

PRICE \$180,000



## 15.0 ACRES M/L



LISTING #17572

CSR2 74.2

PRICE \$200,000

