

# Farm & Development Land Available

# BUCHANAN COUNTY

## IOWA

1906 Bland Boulevard SW | Independence, IA 50644 | Listing #17681

**77.70**  
Acres M/L



**TRAVIS SMOCK**

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**PC PEOPLES<sup>™</sup>**  
COMPANY  
INTEGRATED LAND SOLUTIONS



## BUCHANAN COUNTY, IOWA FARM LOCATED IN THE DIRECT PATH OF DEVELOPMENT!

Offering 77.7 acres m/l located in Buchanan County and directly adjacent to the City of Independence. This working farm currently consists of 51.88 FSA cropland acres carrying a CSR2 of 56, pastureland, and an acreage site with a home, barn, and multiple outbuildings. Two parcels totaling 76 acres m/l are located just outside of the city limits along Bland Boulevard, Jackson Avenue/6th Avenue SW, and the Liberty Trail and are currently zoned Agriculture. An additional 1.7-acre m/l parcel is located within the City of Independence along Bland Boulevard and is zoned R-2 Residential. This property is situated in the ideal location for future residential development with R-2 zoning to the north and east and higher-density R-3 zoning to the south. The property has a secluded "country" feel while being located just 1/4 mile down the Liberty Trail from the Independence elementary schools, 3/4 mile from the Independence Junior/Senior High School, one mile from the Highway 20 exit, and less than one mile from multiple grocery and merchandise retailers.

Ample utilities, including water and sewer mains, are located along the roads to the north and east, and the southern edge of the property. Utilities are also stubbed into the portion of the property within the city limits. The west parcel has a flat topography and is currently all tillable creating an excellent opportunity to begin development immediately. The east parcel includes the secluded home and acreage site. The mature trees and topography of this parcel are conducive to creating high-end building lots that have not previously been available within the City of Independence. The acreage site features a 1,232 square-foot ranch-style two-bed, one and a half bath home with an attached single-stall garage and multiple outbuildings including a 26x30 barn and 20x30 machine shed. This parcel is currently fenced for pasture with a paddock area adjacent to the barn.

This property is an excellent opportunity for a land developer, investor, builder, or farmer looking to be as close to town amenities as possible with potential development appreciation value of the farm. The home, farmland, and pasture are currently leased, and all are willing to continue leasing to provide income while in the development planning stages.



### IMPROVEMENTS:

**1,232 square foot ranch-style home built in 1968**  
**26x50 barn with lean-to**  
**20x30 machine shed**  
**Multiple other outbuildings**

- Zoning: Ag/Residential
- Bedrooms: 2
- Full Bathrooms: 1
- Half Bathrooms: 1
- Foundation: Concrete Block
- Year Built: 1968

**77.70**  
**Acres M/L**





## ABOUT INDEPENDENCE + DEVELOPMENT OPPORTUNITIES:



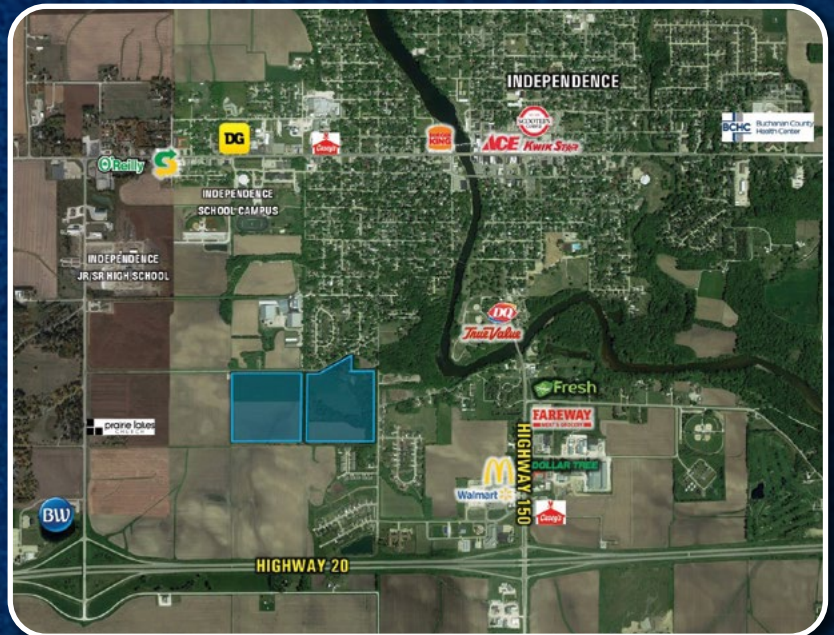
Independence is the county seat of Buchanan County, Iowa, and has shown growth over the past 20+ years according to the US Census Bureau data with 6,064 residents as of 2020. The city has a vibrant downtown area featuring local shops and activities, a wide array of business types creating job opportunities, and is uniquely situated between Waterloo/Cedar Falls, Cedar Rapids, and Dubuque along Highway 20 and Highway 150 creating a short drive to multiple additional employment and entertainment possibilities. The small river community has a rich history in events and entertainment and features two golf courses, a bowling alley, a wide variety of food and drink establishments, the Buchanan County Fairground and Independence Motor Speedway, and a healthy parks and recreation department that creates and hosts year-round activities. A recent Housing Needs Analysis was completed by the City of Independence that predicts a need for 184 new homes by 2030 and 263 homes by 2040.

The number of available lots in the area and the need for new development are apparent. The City of Independence is willing to annex this property and assist with the development of lots for residential use utilizing Tax Increment Financing (TIF).

## DIRECTIONS:

From US Highway 20 West Independence exit (Exit 252): Travel north on Iowa Avenue for 2/3 mile to Bland Boulevard. Head east on Bland Boulevard for a 1/2 mile and the property will be located on the south side of the road. The land also has road frontage along 6th Avenue SW.

From US Highway 20 East Independence exit (Exit 254): Travel north on Highway 150/Jamestown Avenue for 1/5 mile to Enterprise Drive. Head west on Enterprise Drive for 1/2 mile to 6th Avenue SW. Travel north on 6th Avenue SW for a 1/4 mile, and the property will be located on the west side of the road. The land also has road frontage along Bland Boulevard.



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**ASKING PRICE: \$1,000,000**

**NET TAXES: \$3,906.00**

**LISTING NUMBER: 17681**





2300 Swan Lake Boulevard, Suite 300  
Independence, IA 50644



PeoplesCompany.com  
Listing #17681



SCAN THE QR CODE  
TO THE LEFT WITH  
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CAMERA TO VIEW  
THIS LISTING ONLINE!

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