

RINGGOLD COUNTY, IOWA

BID NOW!

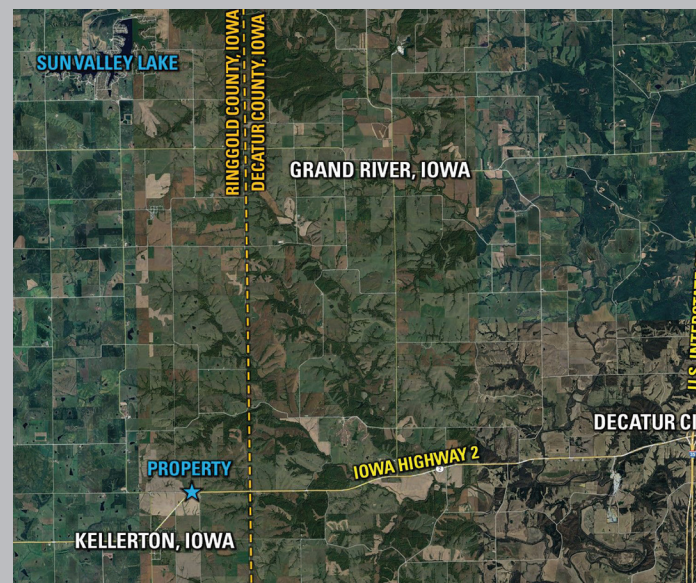


ABSOLUTE ONLINE ONLY AUCTION | 2.31 ACRES M/L | LISTING #17792

BIDDING ENDS: FRIDAY, OCTOBER 4TH, 2024 AT 3:00 PM

Absolute Online Only Auction: Ringgold County, Iowa Building Site - Peoples Company is pleased to present a premier 2.31-surveyed acre building site through an Absolute Online Only Auction with bids due by 3:00 PM on Friday, October 4th, 2024. This southern Iowa building site is located one mile northeast of Kellerton, Iowa along the north side of Iowa Highway 2 and ten miles directly west of the Decatur City, Iowa exit off Interstate 35 (Exit 12). This property has a gently rolling topography that provides natural drainage combined with a heavily wooded windbreak along the northern edge of the property fostering a great year-round environment for an exceptional building site location.

Recent improvements on this tract include a recently installed 30' wide driveway entrance into the property with a 18" diameter, 50' long steel pipe immediately off Iowa Highway 2, which was in accordance with the Iowa Department of Transportation line of sight requirements. In addition, rural water is available through the Southern Iowa Rural Water (SIRWA) District, and electric service is through Alliant Energy. Southern Iowa Rural Water has a 4" water line running along the north side of the property allowing for optimal water and quick hookup.



Additionally, this building site is located only nine miles directly south of Sun Valley Lake, a 500-acre, private, residential lake in Ringgold County and would be a perfect highway location to put up a large pole building for boat storage. The building site is also situated within Zone 4 of Iowa's Nonresident Deer Hunting Zones, known for Boone and Crockett trophy whitetails, and within a short distance of other prominent southern Iowa recreational areas for hunting, fishing, or birdwatching opportunities.

The property is located within the Northeast Quarter of Section 2 in Athens Township in east-central Ringgold County, Iowa. Bids for the Ringgold County, Iowa tract will be sold as a total purchase price. Take advantage of this premier location to build your dream home, own and create a regional boat storage facility, or start a southern Iowa business along paved Iowa Highway 2 in the heart of southern Iowa!

12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
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