

BUILDING SITES AVAILABLE IN WARREN COUNTY, IOWA

Carlisle *Iowa*

**82.39 ACRES M/L CONSISTING OF
FIVE EXCELLENT BUILDING SITES**

Matt Adams

515.423.9235 | IA LIC S59699000
Matt@PeoplesCompany.com

Listing #17900



Jaxon Goedken

319.283.0084 | IA LIC S68166000
Jaxon@PeoplesCompany.com

Peoples Company is pleased to offer 82.39 acres consisting of five excellent building sites located just south of Carlisle, Iowa, and within close proximity to Highway 5. These tracts are within the desirable Carlisle Community School District and are located only 15 minutes away from the Des Moines Metropolitan Area and 30 minutes to West Des Moines City Limits.

- Tract 1:** 10.27 acres m/l (to be surveyed and conveyed)
- Tract 2:** 33.50 acres m/l (to be surveyed and conveyed)
- Tract 3:** 18.62 acres m/l (to be surveyed and conveyed)
- Tract 4:** 10 acres m/l (to be surveyed and conveyed)
- Tract 5:** 10 acres m/l (to be surveyed and conveyed)

Carlisle, Iowa

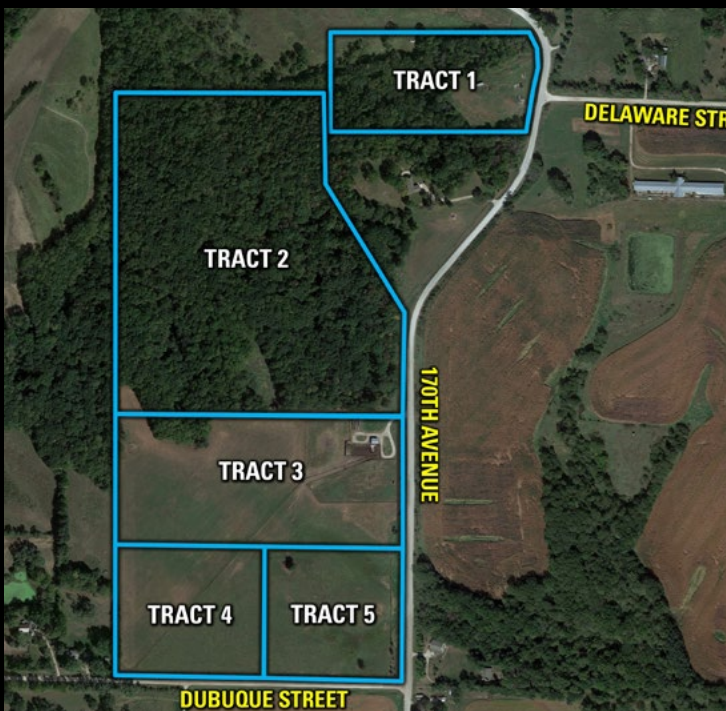
There are no cropland acres on these tracts. Rural water is available through Warren Water District and electricity is provided by Mid-American Energy – both are located on the east of 170th Avenue or the north side of Dubuque Street. Buyers should independently verify the ability to connect to these utilities and the cost associated with the connection.

This is a unique opportunity to own land surrounded by the rolling hills of the rural countryside, and mature hardwood trees, within close proximity to Middle River and the Des Moines River, offering endless recreational opportunities, accompanied by pasture ground and turnkey livestock facilities.

If seclusion and privacy are at the top of your list, take advantage of these premier building sites offering a rural lifestyle while still being within a short commute of the Des Moines Metro! Additional acres are available, contact the Listing Agent for more details

Contact the listing agent prior to walking the property. Cattle are actively being held on the property and will be removed before closing. Any remaining items left by the seller after closing will become property of the buyer.

TRACT MAP 82.39 ACRES M/L



TRACT 1: 10.27 ACRES M/L ASKING PRICE: \$239,000



Tract 1 consists of an estimated 10.27 gross acres m/l, to be surveyed, with a driveway locked along 170th Avenue. This tract features both pasture and timber ground with two cement pads located on the tract where buildings previously stood.

TRACT 2: 33.5 ACRES M/L
ASKING PRICE: \$533,610



Tract 2 consists of an estimated 33.5 acres m/l, to be surveyed, with the entirety of the tract in mature timber. The Middle River flows north of the property, offering a water source for multiple wildlife species and making this an excellent recreational tract. There is a grass lane on the southeast corner that offers access to the tract. Road frontage is from 170th Avenue with the installation of a driveway at the expense of the buyer. There are existing fence lines along 170th Avenue to the east, as well as a partial fence line to the south.

TRACT 3: 18.62 ACRES M/L
ASKING PRICE: \$321,750



Tract 3 consists of 18.62 acres m/l featuring cattle facilities that are currently in use. A 24' x 30' steel utility building built in 1985 is currently housing cattle with a portion of the property fenced in and being used as cattle pasture. Existing fence lines run parallel to the timber in Tract 2, along the western and eastern boundaries, and diagonally through Tract 4. Access is from 170th Avenue with an established entrance. Water and electricity are available at the property, on the east side.

TRACT 4: 10 ACRES M/L
ASKING PRICE: \$209,000



Tract 4 consists of 10 acres m/l with road frontage from Dubuque Street. The tract includes a fence line running along the southern and western boundaries, as well as running diagonally through the property.

TRACT 5: 10 ACRES M/L
ASKING PRICE: \$209,000



Tract 5 consists of 10 acres m/l with road frontage from the south from Dubuque Street and from 170th Avenue. The tract includes a fence line running along the eastern and southern boundaries and is currently being used as cattle pasture.



12119 Stratford Drive
Clive, IA 50325

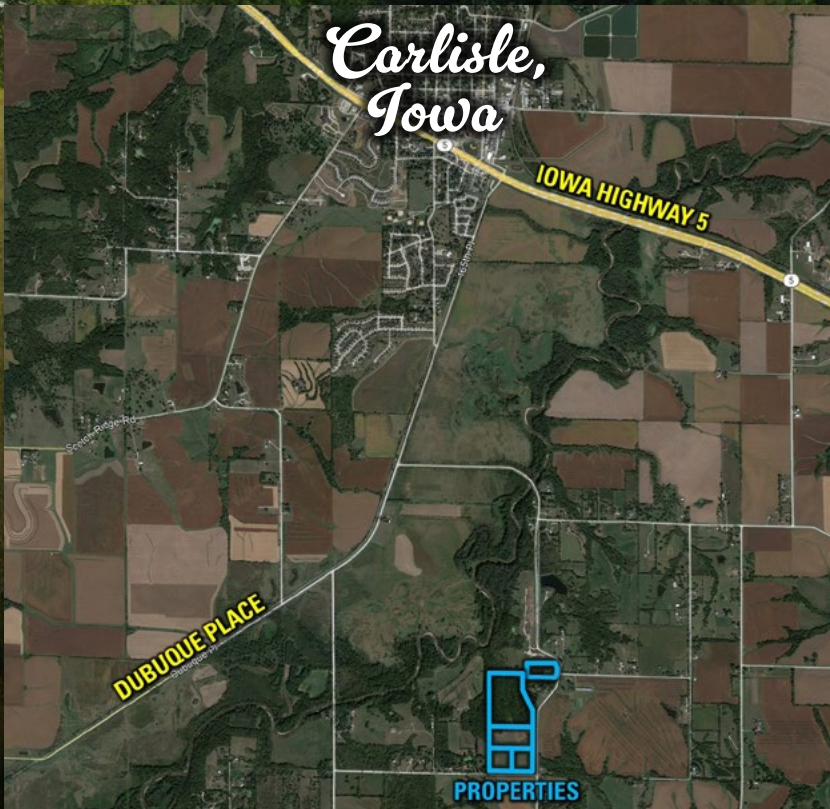


PeoplesCompany.com
Listing #17900



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

BUILDING SITES AVAILABLE IN WARREN COUNTY, IOWA



Directions

From the intersection of Highway 5 and Scotch Ridge Road in Carlisle, Iowa head southeast on Highway 5 for 3/4 of a mile until you reach 165th Place then turn right (south). Proceed south on 165th Place for approximately 1.5 miles until you reach Clark Street. Turn left (east) on Clark Street and proceed around the curve, where the pavement ends Clark Street transitions to 170th Avenue. Continue straight on the gravel for 3/4 of a mile and the first building site will be on your right side (west). Continue straight to Dubuque Street to see the remainder of the building sites. Look for Peoples Company signage.

Matt Adams

515.423.9235 | IA LIC S59699000
Matt@PeoplesCompany.com



Jaxon Goedken

319.283.0084 | IA LIC S68166000
Jaxon@PeoplesCompany.com