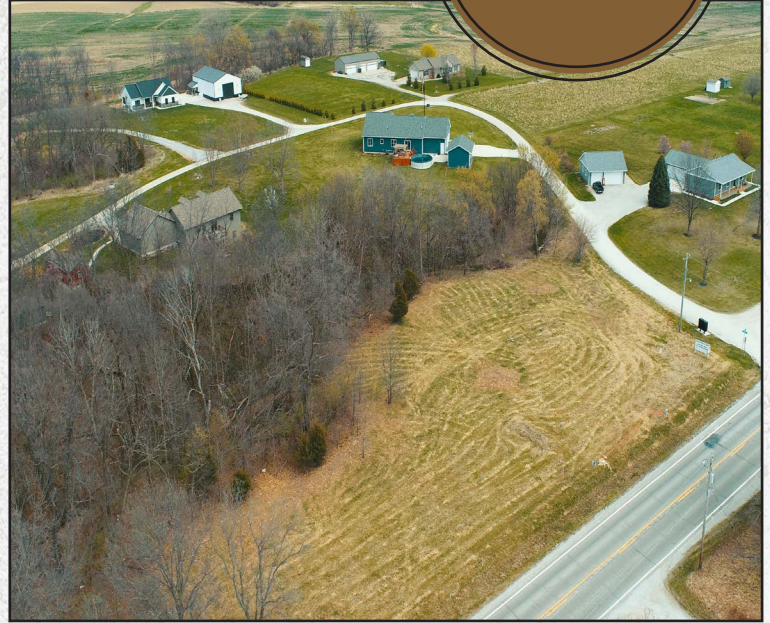




LAND FOR SALE

Marion County

1.64
ACRES +/-



FARM DESCRIPTION

PRICE: \$48,000

Building lot of English Creek Ridge encompassing 1.64 acres M/L located just 3.5 miles South of Knoxville, easy access off of hard surface road. This is a nice corner lot that is two lots providing enough room open area to build your dream home while having mature trees out your backdoor. The lots are located just off hwy 5, just minutes away from the amenities of Knoxville and Pella, Iowa. A water meter has been installed and is ready for the new owner. Natural gas, electricity, and fiber are located on the road. With its convenient proximity to Knoxville's amenities and major roads, you can embrace the tranquility of rural living without sacrificing convenience. Don't miss this chance to own prime real estate—check it out and make this beautiful property your new home! Listing to include parcels 0601903000 and 0601903100. Call Land Agent Nick Skinner at 515-650-0974 today.

*This listing is owned by an Iowa licensed real estate agent.



NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974

Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322



AERIAL PHOTO

Marion County

1.64
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$48,000

Location:

From Knoxville, Iowa, travel south on south Attica Rd. for 1.7 miles. Continue south on hwy 5 for 2 miles. Turn left onto Osceola Dr. A for-sale sign is located at the property on the north side of Osceola Dr.

Legal Description:

Two lots, English Creek Ridge, Plat 2, lots 26 & 27. Listing to include parcels 0601903000 and 0601903100. The exact legal description will come from the abstract.

Tax Information:

\$322 +/- estimated annually



SOIL MAP

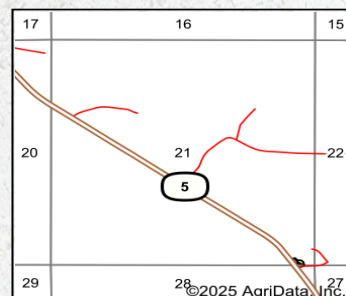
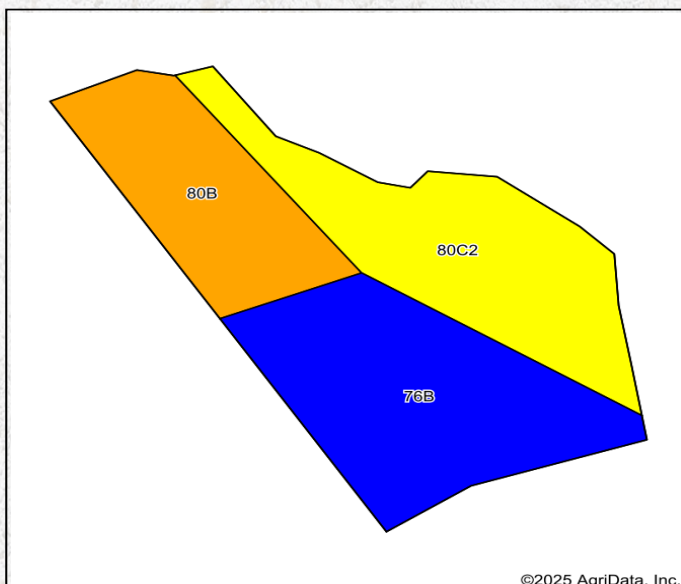
Marion County

1.64
ACRES +/-

Details

- 1.64 +/- Taxable Acres
- Two lots, English Creek Ridge, lots 26 & 27
- Newly cleared
- Water meter already installed
- Electric and newly fiber are located at the road
- Located just off hwy 5, just minutes away from the amenities of Knoxville and Pella, Iowa
- Great Location, with a country living feel out your backdoor
- Located 3.5 miles south of Knoxville, Iowa
- Located 14 miles southwest of Pella, Iowa
- Located 35 miles southeast of the Des Moines, Iowa metro

Soils Map



State: **Iowa**
County: **Marion**
Location: **21-75N-19W**
Township: **Knoxville**
Acres: **0.67**
Date: **4/14/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IA125, Soil Area Version: 34										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
76B	Ladoga silt loam, 2 to 5 percent slopes	0.26	40.3%		Ile	212.8	61.7	86	85	77
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	0.23	34.3%		IIle	187.2	54.3	69	60	61
80B	Clinton silt loam, 2 to 5 percent slopes	0.17	25.4%		Ile	208.0	60.3	80	80	73
Weighted Average					2.31	199.6	57.9	77.4	73.9	*n 69.3

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



PROPERTY PHOTOS

Marion County








ABOUT US

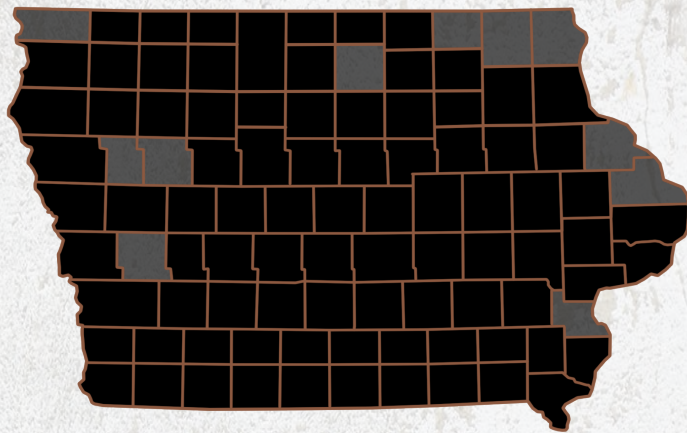
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company



Nick is your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their three other brothers Luke, Matt, and Cody Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past eight years we have represented clients in over 500 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.

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