

LAND FOR SALE

LISTING #18561

ASKING PRICE: \$322,500

DESCRIPTION: Peoples Company is pleased to present 32.25 surveyed acres m/l in Marion County, Iowa, located less than three-quarters of a mile from Iowa Highway 5. Ideally situated southeast of Pleasantville and west of Knoxville, this versatile tract offers a wide variety of potential uses. The gently rolling topography provides the perfect setting for a large pond in the southern portion of the property, creating opportunities for outdoor recreation. Buyers can also envision building a home with flat, daylight, or walkout designs, simply enjoying your own space in the country, or farming the land and raising livestock.

Currently utilized for hay production, a large portion of the land could be converted to row crop production. The predominant soil types include Shelby-Adair soil complex and Sharpsburg silty clay loam. Access into the property is convenient with three driveway entrances off McKimber Street.

Parcel Number: 0633400500
School District: Knoxville Community School District
General Area: West of Knoxville, Iowa; Southeast of Pleasantville, Iowa
Gross Taxes: \$530.00
CSR2: 55.1
Zoning: Agriculture

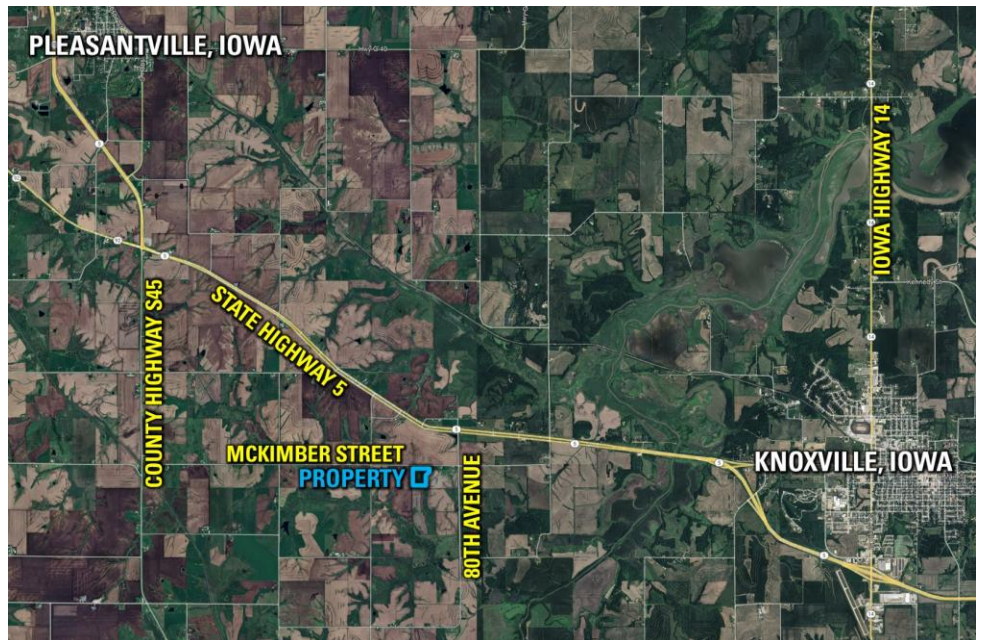
Doug Bear, ALC

License #S67986000
515.745.3192
Doug.Bear@PeoplesCompany.com

Mike Nelson

License #B41670000
641.223.2300
MikeNelson@PeoplesCompany.com

32.25 ACRES M/L MARION COUNTY, IOWA



PeoplesCompany.com | 855.800.LAND