

RESIDENTIAL DEVELOPMENT LAND

75 Acres M/L | Altoona, IA



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Offering 75 acres m/L of prime residential development land in Altoona, Iowa.

Located in an active development area, this site has immediate access to sewer with a deep trunk main through the property. Sewer connection fee is \$3,900/acre. In addition, there is a 12 inch water main located along the north side of NE 27th Avenue less than ¼ mile east of this site. Easy access to Highway 65 interchanges and major travel corridors. Take advantage of the new construction tax abatement program offered through the City of Altoona: 100% abatement on the first \$75,000 of value for a period of five years. Situated on the south side of Altoona, the property is located on the north side of NE 27th Avenue approximately half mile west of 1st Avenue.

Listing:
#13677

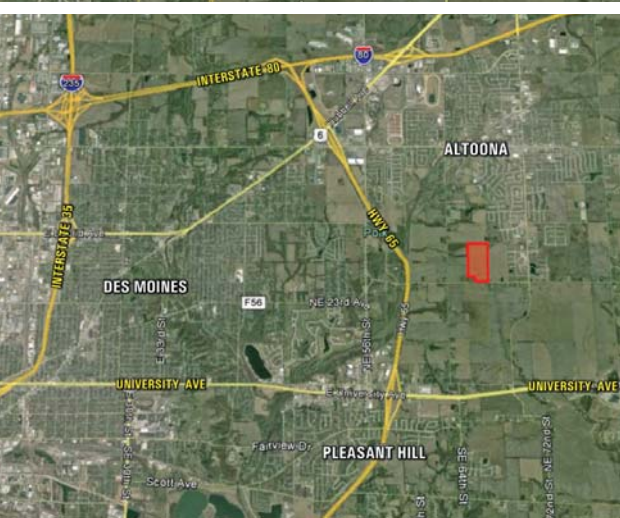
School District:
Southeast Polk

Zoning:
Low Density Residential

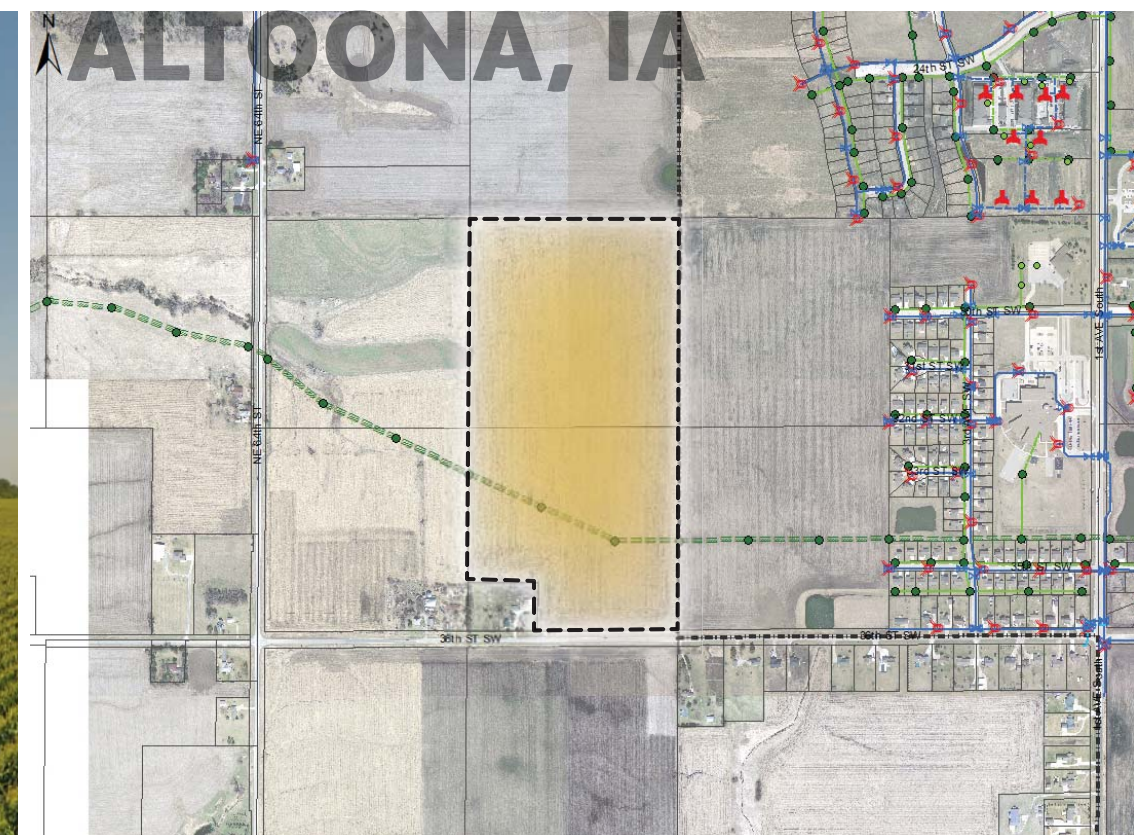
Taxes:
\$2,090
Annually

Listing Price:
\$25,000/Acre
(\$1,875,000)

Polk County Parcel ID:
170/00292-002-000
170/00289-000-000



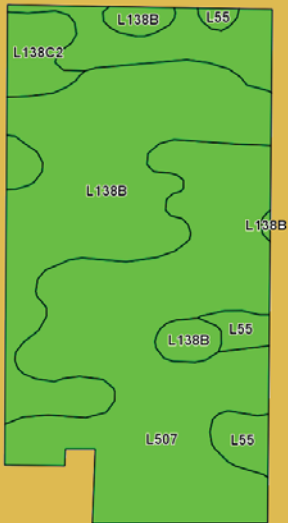
75 ACRES M/L



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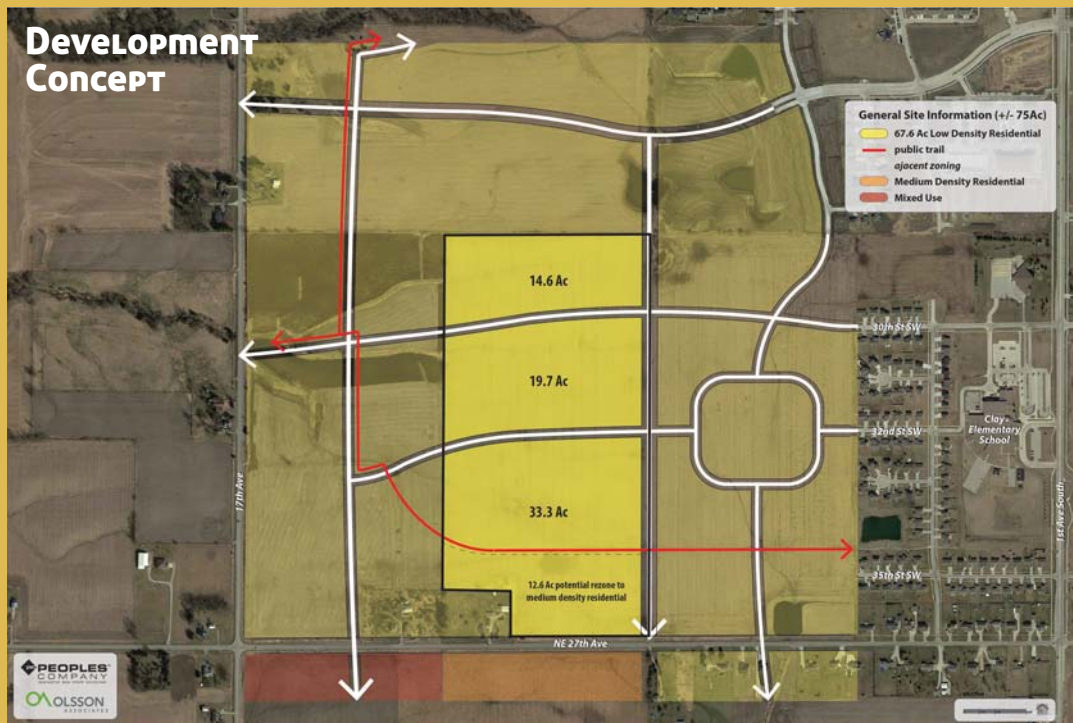
PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.



TILLABLE SOILS CSR2

Code	SOIL DESCRIPTION	Acres	Percent of Field	CSR2 Legend	Non-Irr Class	CSR2
L507	Canisteo clay loam, Bemis Moraine	40.46	54.5%		llw	87
L138B	Clarion loam, Bemis moraine	26.88	36.2%		lle	88
L138C2	Clarion loam, Bemis moraine	3.72	5.0%		llle	83
L55	Nicollet loam	3.16	4.3%		le	91
WEIGHTED AVERAGE						87.3

High quality farmland consists of 74.22 FSA tillable acres with a CSR of 84.3 (CSR2 of 87.3). Primary soil types include Canisteo and Clarion.



DIRECTIONS

From intersection of Highway 65 and University Avenue in Pleasant Hill, travel east on University Avenue/Highway 163 approximately 1.5 miles to NE 70th Street/County Road S14. Turn north onto NE 70th Street and continue approximately 1.5 miles (road will become Clay Street, then NE 72nd Street) to NE 27th Avenue. Turn left on NE 27th Avenue and continue 0.5 miles. Property is situated on the north side of road. Look for Peoples Company sign.



MATT ADAMS

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For more information, photos, maps and drone video, please visit our website and look up listing #13677

PeoplesCompany.com

