# NORWALK, DEVELOPMENT GROUND IOWA AVAILABLE

### LISTING #14448





**Steve Bruere** 

515.222.1347 steve@peoplescompany.com

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#### **DESCRIPTION**

Offering 64.3 acres m/l of future development ground located on the southwest side of Norwalk and situated adjacent to city limits. The site is currently zoned Agricultural but has been identified for Medium Density Residential (MDR) zoning in the City of Norwalk's Future Land Use Plan. Current utility lines extend through the northeast corner of the property. The farm consists of approximately 47.05 FSA cropland acres carrying a tillable CSR2 of 79.8. Property is located on hard-surface road adjacent to the new elementary school.

#### **FARM DETAILS**

#### Farm #8993

FSA Cropland Acres: 23.27 Acres Corn: 17.36 base acres with a PLC Yield of 121 Soybeans: 5.89 base acres with a PLC Yield of 42

#### Farm #7798

FSA Cropland Acres: 23.78 Acres Corn: 11.3 base acres with a PLC Yield of 144 Soybeans: 10.69 base acres with a PLC Yield of 48 Farm is enrolled in ARC-CO.

#### **DIRECTIONS**

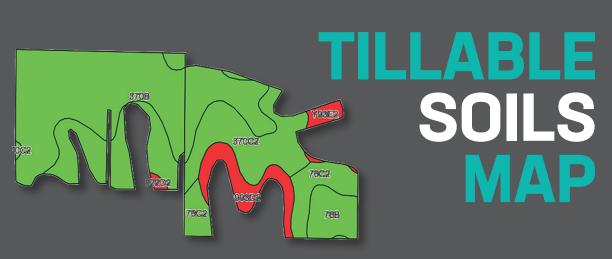
The property is located on the southwest edge of Norwalk. From Highway 28 head west on Delaware Street for 1.5 miles and then turn north on 50th Street. Travel north for .25 miles and the property will be on the right side of the road.







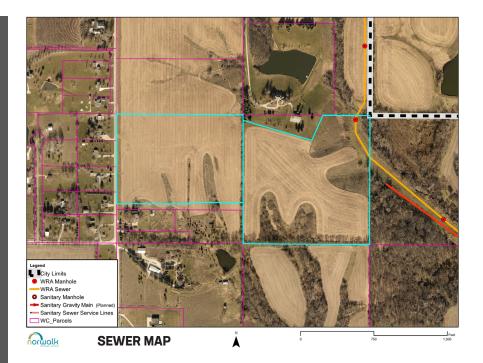


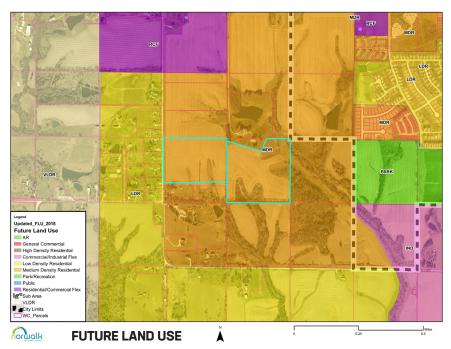


Sharpsburg silty clay loam, 2 to 5 percent slopes  Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded  Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded  Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded  Ladoga silt loam, 2 to 5 percent slopes  Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded  Lamoni silty clay loam, 9 to 14 percent slopes, eroded  Lamoni silty clay loam, 9 to 14 percent slopes, eroded  Weighted Average  79.8						
2 Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded  Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded  Ladoga silt loam, 2 to 5 percent slopes  Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded  D2 Lamoni silty clay loam, 9 to 14 percent slopes, eroded  0.22 0.5%  10	В	Sharpsburg silty clay loam, 2 to 5 percent slopes	21.55	45.6%		91
Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded 3.17 6.7% 23 Ladoga silt loam, 2 to 5 percent slopes 2.76 5.8% 86 E2 Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded 0.87 1.8% 28 D2 Lamoni silty clay loam, 9 to 14 percent slopes, eroded 0.22 0.5% 10	C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	14.23	30.1%		80
Ladoga silt loam, 2 to 5 percent slopes 2.76 5.8% 86  E2 Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded 0.87 1.8% 28  D2 Lamoni silty clay loam, 9 to 14 percent slopes, eroded 0.22 0.5% 10	2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	4.42	9.4%		75
E2 Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded 0.87 1.8% 28  D2 Lamoni silty clay loam, 9 to 14 percent slopes, eroded 0.22 0.5% 10	D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded	3.17	6.7%		23
D2 Lamoni silty clay loam, 9 to 14 percent slopes, eroded 0.22 0.5%		Ladoga silt loam, 2 to 5 percent slopes	2.76	5.8%		86
	E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	0.87	1.8%		28
Weighted Average 79.8	D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	0.22	0.5%		10
		79.8				

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ACRES M/L



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