

# Franklin County <sup>Iowa</sup>

36.96 Acres M/L



*Industrial Development Land Available*

Matt Adams

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PeoplesCompany.com

Listing #16275



# Hampton Industrial Park

36.96 Acres M/L

Adjacent land to the Hampton Industrial Park available - 36.96 acres m/l located within the city limits of Hampton, Iowa with future commercial industrial uses.

All utility infrastructure is located just north of the property within the Hampton Industrial Park.

 **Water:** The area is serviced by an 8" main water line through Hampton Water Works.

 **Sewer:** Wastewater service by the City of Hampton by the new waste water treatment facility, built in 2017, that is currently at only 60% capacity.

 **Electric:** 3-phase service to the southern portion of the Hampton Industrial Park through Franklin Rural Electric Cooperative.

 **Natural Gas:** 4" Mid-American natural gas line with 60 psi that is available and services other properties in the industrial park.

 **Fiber Optic Communications:** A newer fiber optic telecommunications line is adjacent to the western property boundary and high speed internet service available through Rockwell Telephone & Internet, Century Link, or Iowa Connect.



# Property Info

Asking Price \$369,600



Current Zoning: Industrial - I1 and I2. This property would be a great long-term investment as the area continually develops!



Currently, all FSA NHEL farmable acres are enrolled in the Conservation Reserve Program (CRP) until 2030. The CRP practice is CP-1 (Establishment of Permanent Introduced Grasses and Legumes) and has a current annual payment of \$7,772 (\$218/acre; See CRP Map).

## Directions

From Hampton, Iowa: Travel on U.S. Highway 65 / 4th Street SE to 140th Street. Turn right (west) onto 140th Street for approximately 1.25 miles to Imperial Road. Turn left (south) onto Imperial Road and continue to the end of the road. The property will be located directly south. Look for the Peoples Company sign.



Scan the QR Code to view listing #16275 online or visit PeoplesCompany.com



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For more information, photos, maps, and aerial drone video please visit our website.

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