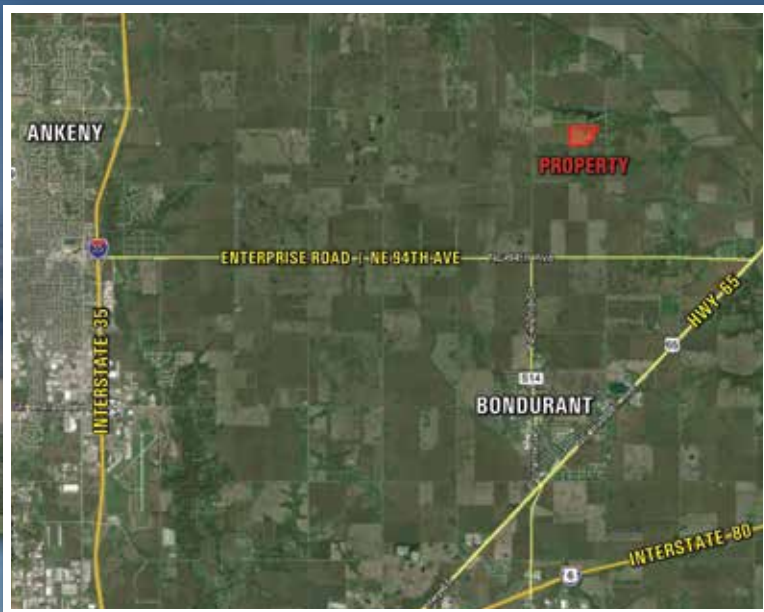




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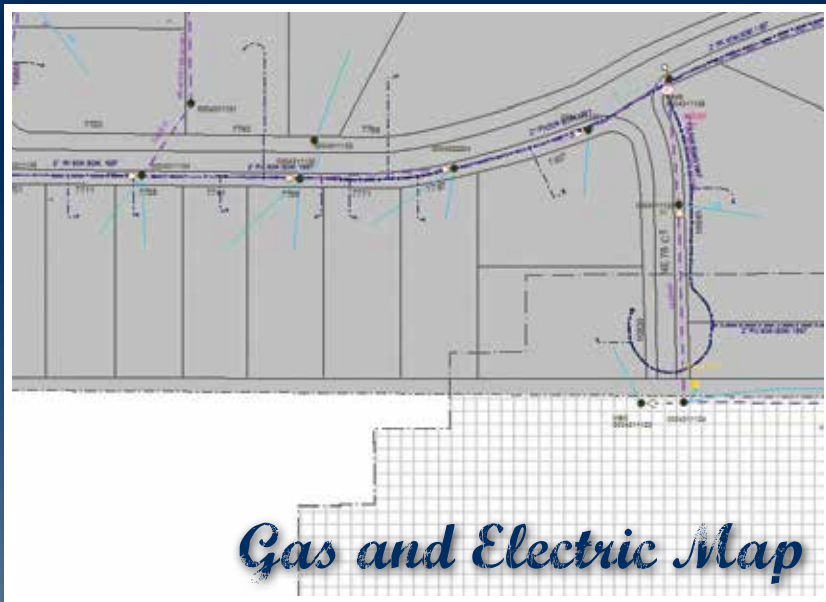
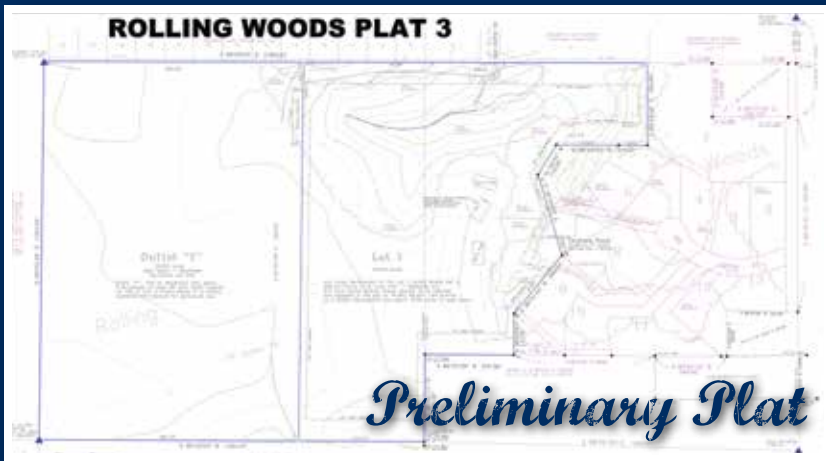
**DESCRIPTION:**

51.4 acres m/l of productive Polk County cropland, a small pond, and secluded timber located just a few miles north of Bondurant near Woodland Lake. Includes approximately 34.26 tillable acres with a CSR of 80.1 (83.4 CSR2). Great place to build a home or hold as an investment property with development potential. Access is located off of a cul-de-sac on NE 78th Court on the north side of the property.

**DIRECTIONS:**

Hwy 65 N / NE Hubbell Avenue until turn left on 2nd Street NE / NE 78th Avenue. Take first right (North) on NE 80th Street and travel for 4 miles. Left on NE 108th Place and take first left into NE 78th Court. Driveway to property is straight ahead.





**ADDRESS:**  
80th Street  
Bondurant, IA 50035

**PRICE:**  
\$469,000

**ZONING:**  
Estate Residential

**SCHOOL DISTRICT:**  
Bondurant-Farrar

**TAXES:**  
\$382 Annually



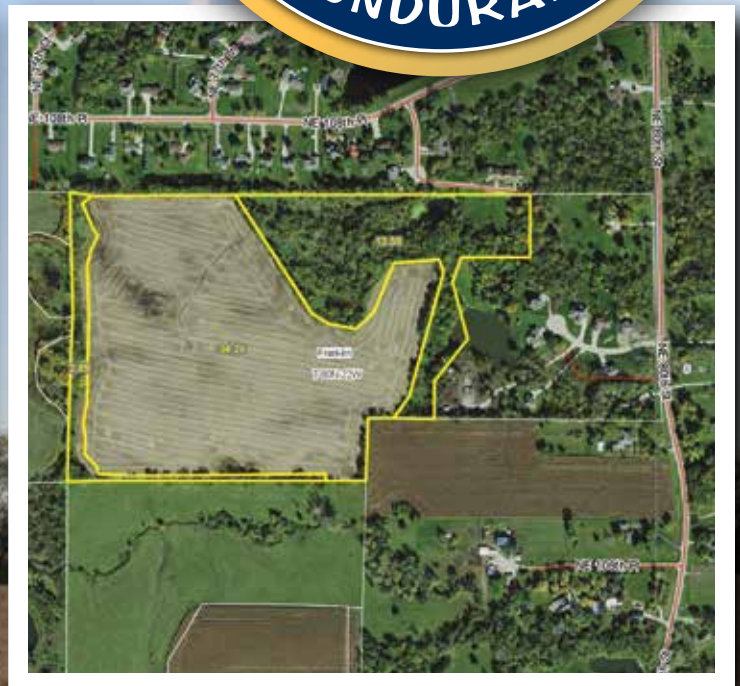
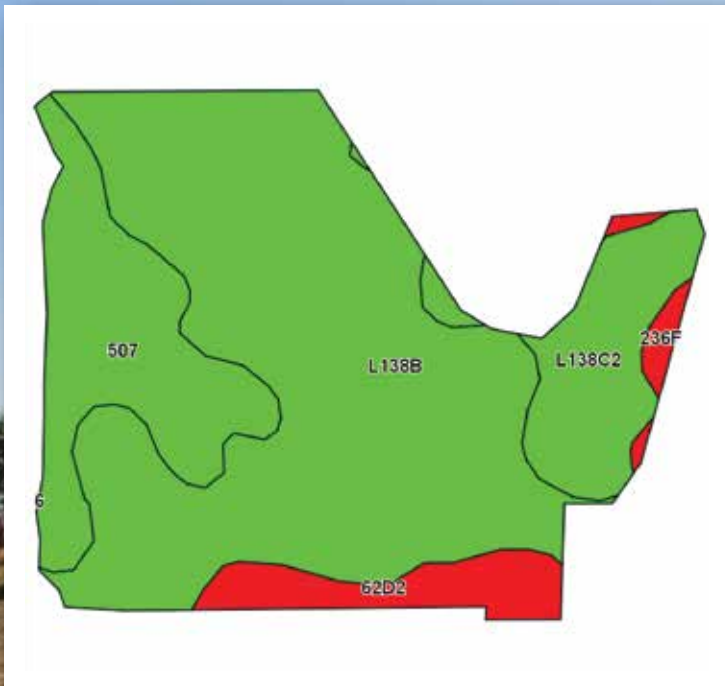
**Matt Adams: 515.423.9235**  
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Area Symbol: IA153, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Oats	Spring wheat
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	21.30	62.2%		Ile	88			
507	Canisteo clay loam, 0 to 2 percent slopes	6.26	18.3%		Ilw	88	84		
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.07	11.9%		Ille	83			
62D2	Storden loam, 9 to 14 percent slopes, moderately eroded	2.13	6.2%		Ille	36	44		
236F	Lester loam, Bemis moraine, 16 to 22 percent slopes	0.50	1.5%		Vle	36	23	2	1
<b>Weighted Average</b>						<b>83.4</b>	<b>~</b>	<b>~</b>	<b>~</b>

Please visit our website [www.PeoplesCompany.com](http://www.PeoplesCompany.com) and look up listing #1717 or contact an agent for more information.



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