

DEVELOPMENT GROUND FOR SALE

ADEL,
IOWA

156.45
ACRES M/L

LISTING #18409



Eric Bohnenkamp | 712.540.3756

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DESCRIPTION

Asking Price: \$2,346,750 | \$15,000/Acre

Peoples Company is proud to present 156.45 acres m/l located within the growing city limits of Adel, Iowa. Ideally positioned along the south side of Highway 6, this versatile property offers a rare combination of income-producing farmland, scenic recreational ground, and long-term development potential.

The property features approximately 87.08 FSA cropland acres, with about 56.50 acres currently in crop production. Roughly 30 acres are leased as pasture, and the remaining acres consist of scenic recreational land along the Raccoon River—offering exceptional natural beauty, abundant wildlife habitat, and outdoor recreational opportunities.



Currently zoned Agricultural, the property is included in the City of Adel's future land use plan, which outlines a mix of Community Commercial, Residential, and Open Space / Stream Corridor designations. Daily traffic counts along Highway 6 exceeds 10,000 vehicles (2024), enhancing visibility and access for future commercial or residential development.

Additionally, the property lies adjacent to a sanitary sewer lift station and an 8" sewer main owned and maintained by the City of Adel and has a 16-inch water main running through the site —providing a significant advantage for future utility access and development. Additional improvements include a 65' x 45' steel storage building.

The farm is currently leased through the 2025 crop season. The cell tower lease is for \$910/month (\$10,920 annually) and increases to \$950/month (\$11,400 annually) in August 2026 for an additional 5-year term.



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DEVELOPMENT POTENTIAL



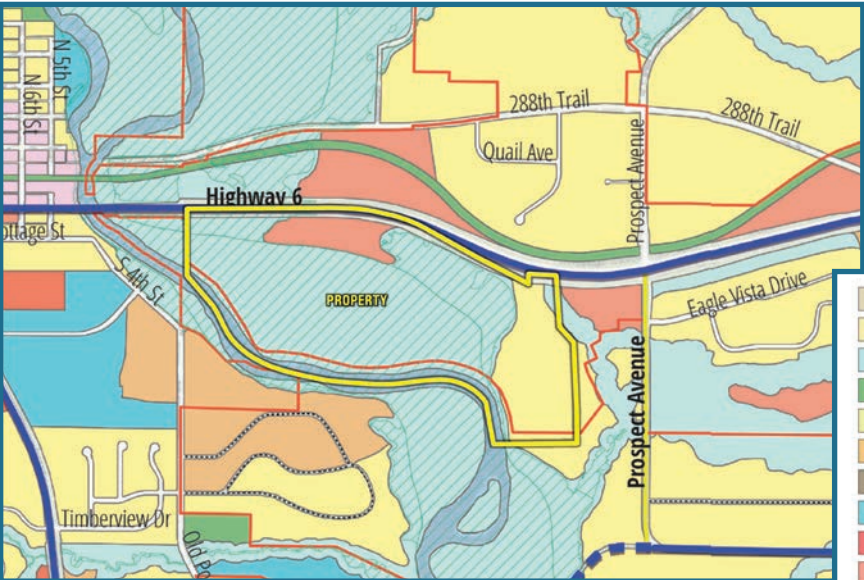
UTILITY MAP

DIRECTIONS



From Adel: From the Intersection of Highway 6 (Green Street) and Highway 169 (N Avenue) head east on Highway 6 for 0.75 miles. The farm lies on the south side of Highway 6.

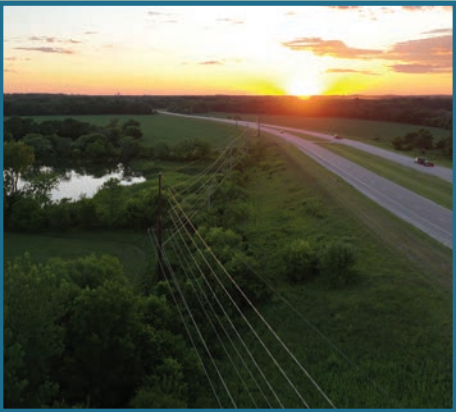
From Waukee: From the intersection of Highway 6 and Alice’s Road, head west for 7.4 miles on Highway 6. The farm lies on the south side of Highway 6.



FUTURE LAND USE

Agriculture	Office
Rural Residential	Industrial
Open Space & Stream Corridors	Business Park
Parks & Recreation Land	City Limits (2019)
Low Density Residential	Planning Boundary
Medium Density Residential	Floodplain
Higher Density Residential	Proposed Arterial Street
Public, Semi-Public & Institutional	Existing Arterial Street
Community Commercial	Proposed Collector Street
Neighborhood Commercial	Existing Collector Street
Downtown Core	Proposed Local Street
Mixed Use	

KEY





12119 Stratford Drive
Clive, IA 50325



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