

WARREN COUNTY

LISTING #18729



79.74 ACRES M/L



LAND AVAILABLE | OFFERED IN FOUR TRACTS

Matt Adams | IA LIC S59699000 | 515.423.9235 | Matt@PeoplesCompany.com

Jaxon Goedken | IA LIC S68166000 | 319.283.0084 | Jaxon@PeoplesCompany.com



PREMIUM BUILDING SITES

Tract 1 | Listed At \$305,000



Tract 2 | Listed At \$305,000



Tract 3 | Listed At \$275,000



Tract 4 | Listed At \$475,000



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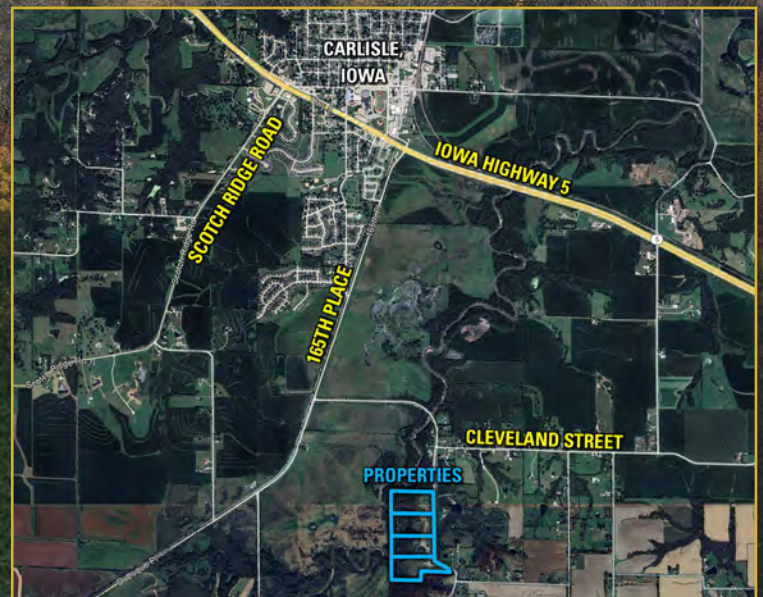
79.74 ACRES M/L

Description

Peoples Company is pleased to present 79.74 acres m/l located just south of Carlisle, Iowa. This property offers four exceptional building sites featuring multiple outbuildings and surrounded by century-old hardwood trees. Situated near both the Middle River and the Des Moines River, the area provides abundant recreational opportunities. Conveniently positioned within the highly desirable Carlisle Community School District, the property is just minutes from Highway 5, 15 minutes from the Des Moines metro, and 20 minutes from West Des Moines.

There are no cropland acres on these tracts. Rural water is available through Warren Water District, with a water study indicating that four meters—one for each site—should be permissible. Electricity is provided by MidAmerican Energy along the west side of 170th Avenue. Buyers are encouraged to confirm requirements and costs. See individual tracts for additional information.

This is a unique opportunity to own land surrounded by the rolling hills of the rural countryside and mature hardwood trees. This property offers rare seclusion and tranquility while being just 15–20 minutes from all major Des Moines metro communities.



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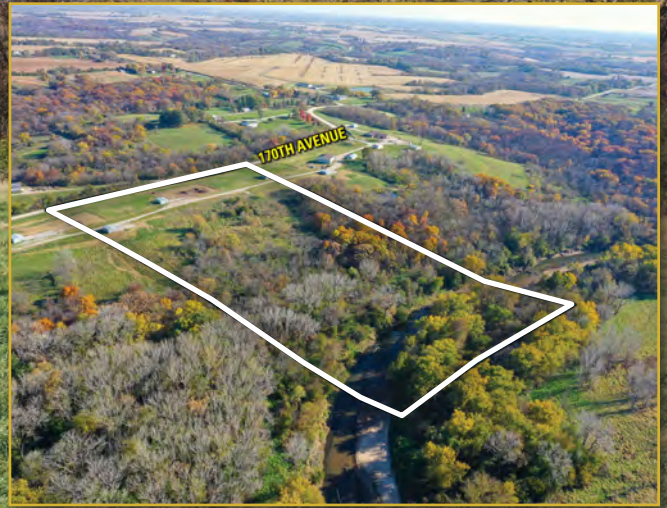
Tract 1 | 19.41 Acres M/L

Tract 1 consists of 19.41 surveyed acres m/l with road frontage on the east side along 170th Avenue. This tract features both pasture and timber, making it an ideal location for a home. The Middle River flows just north and west of the property, providing a natural water source for wildlife and excellent recreation opportunities.

These 19.41 unrestricted acres feature a pole barn with a concrete floor and pasture acres for livestock opportunities. Located within the pasture are two concrete pads that were used for portable sheds. The portable sheds have been removed, but an automatic livestock waterer remains.

The Warren Water District waterline ends approximately 380 feet south of the Tract 1 property boundary. A water study has been completed that approved the installation of a meter pit on the property, at the buyer's expense. An 80-foot Utility Easement was included on the Tract 2 survey, allowing an incoming buyer to extend the existing waterline onto Tract 1. Buyers are responsible for their own due diligence regarding confirmation and pricing.

Buyers are responsible for installing a driveway for access to the tract. Driveway placement and permitting are subject to approval by the Warren County Secondary Roads Department. Buyers should contact the county to confirm requirements prior to installation.



Tract 2 | 21.30 Acres M/L

Tract 2 includes 21.30 surveyed acres m/l with road frontage on the east side along 170th Avenue. The property features a blend of pasture and timber, offering a private and scenic setting for a future home. The Middle River winds through the western portion of the property, providing a natural water source, supporting wildlife, and enhancing the tract's recreational appeal.

The tract also contains three pole sheds, each with concrete pads, providing flexible space for storage, livestock, or hobby use.

Rural water is available through Warren Water District, with the water line ending midway through the property on the west side of the road. A water study has been completed that approved the installation of a meter pit on the property, at the buyer's expense. An 80-foot utility easement was included on the Tract 2 survey, allowing the water line to be extended north onto Tract 1. Buyers must complete their own due diligence to confirm this information and associated costs.

Buyers are responsible for installing a driveway for access to the tract. Driveway placement and permitting are subject to approval by the Warren County Secondary Roads Department. Buyers should contact the county to confirm requirements prior to installation.

Experience country living while remaining close to Carlisle, Iowa, and within easy reach of the Des Moines Metro.

This building site is located in Section 22 of Palmyra Township, Warren County, Iowa.



Tract 3 | 16.09 Acres M/L

Tract 3 consists of 16.09 acres m/l and features a mix of pasture and timber, offering a private and scenic setting to build a home. The Middle River runs through the property, and a nearby pond adds scenic and rural charm, as well as recreational appeal.

The property includes one pole shed, a concrete-walled shed, and a livestock building, providing flexible structures that could be used for storage, workshops, or personal projects.

Buyers are responsible for installing a driveway for access to the tract. Driveway placement and permitting are subject to approval by the Warren County Secondary Roads Department. Buyers should contact the county to confirm requirements prior to installation.

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Tract 4 | 22.94 Acres M/L

Tract 4 consists of 22.94 surveyed acres m/l, offering a mix of open space and timber, with a portion of the Middle River running through the northwest corner of the property. Its layout and location make it an attractive site for a rural home while offering functional outbuildings and natural scenery.

The property includes a brick commercial-style office space. The commercial building is set up with a full maintenance shop with multiple overhead doors, a drive-through wash bay, a meeting room, and office spaces. This building would be a great location for a small business or an easy flip into a single-family home. Also included are five small pole sheds, an additional utility building, and a small livestock building, providing flexible options for storage or personal projects. An inactive water pump system is also present, which historically served the property by pumping water out of Middle River up to the water cistern. This parcel is zoned "Agriculture." If the buyer has commercial intentions, they will need to verify zoning restrictions with Warren County independently.

Rural water is available through Warren Water District, and there is an existing meter pit on the property.

WATER & ELECTRICITY

Rural water is available through Warren Water District. A water study has been completed that approved the installation of a meter pit on the property, at the buyer's expense; however, buyers must complete their own due diligence to confirm this information and associated costs.

Electricity is provided by MidAmerican Energy on the west side of 170th Avenue. Buyers should verify the process and cost for establishing electrical service.



12119 Stratford Drive
Clive, IA 50325



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Designed by Ryan Ferguson

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