

CLAY COUNTY, IOWA

4545 120TH AVENUE | PETERSON, IA

PC PEOPLES[™]
COMPANY
INTEGRATED LAND SOLUTIONS

Listing #19105

PeoplesCompany.com



DOUG BEAR, ALC

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6.40
ACRES M/L

ANDREW ZELLMER, ALC

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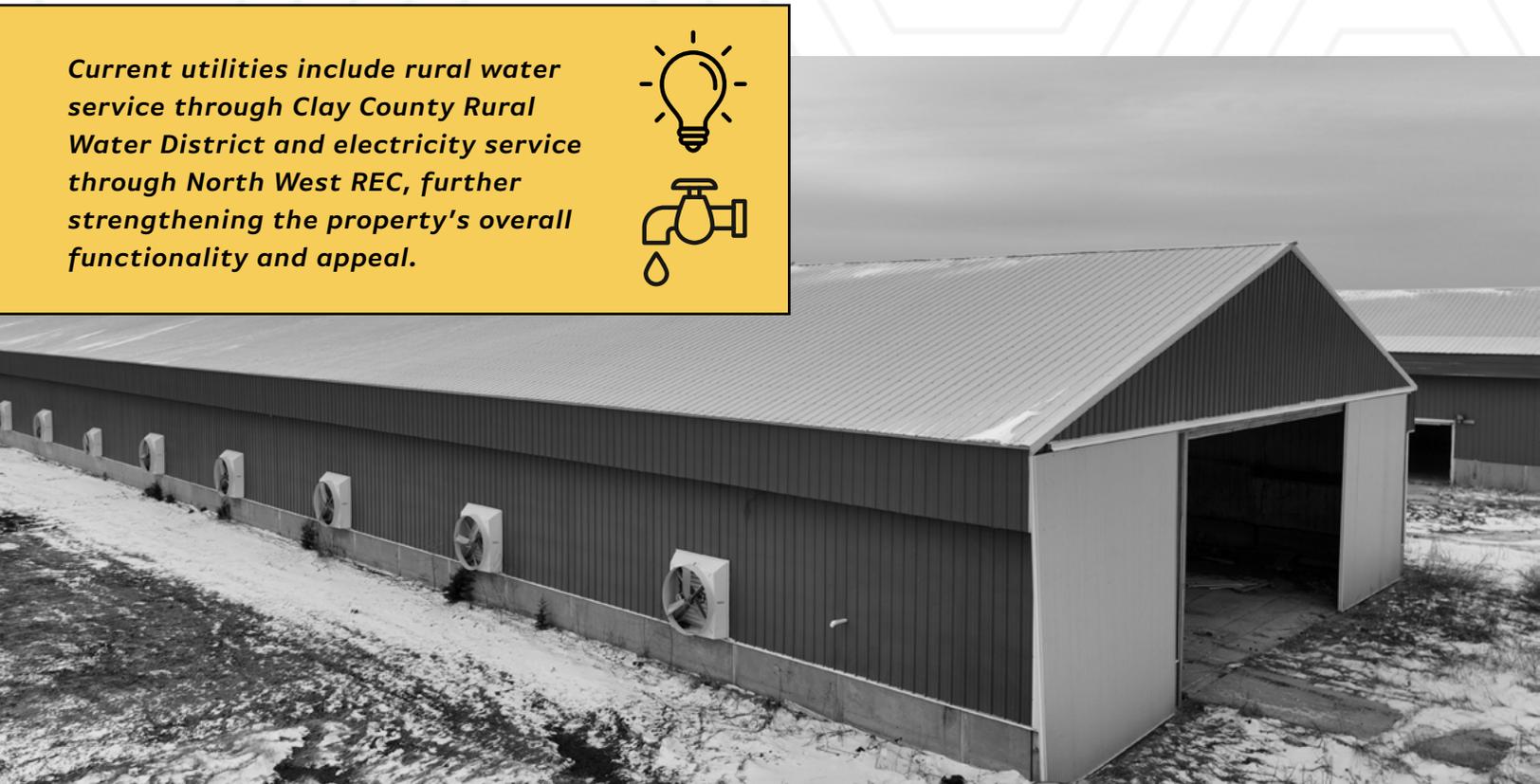
CLAY COUNTY, IOWA | PROPERTY FOR SALE

Peoples Company is pleased to offer a unique rural improvement site located at 4545 120th Avenue, Peterson, Iowa. This 6.40-acre property features over 74,780 combined square feet of enclosed space and presents an outstanding opportunity for buyers seeking functional, existing infrastructure in a quiet country setting. Built in 1997, the property includes two large north-south-oriented barns, with the east barn measuring approximately 60' x 616' with two additions in 1997 and 2002, and the west barn measuring 56' x 616'. The barns feature concrete floors and approximately 16-foot ceilings, providing durable, low-maintenance surfaces and ample vertical clearance well-suited for equipment and machinery storage, a large agricultural or livestock facility, workshop or operational space, or potential redevelopment opportunities that align with today's rural-related demands.

Located in southwest Clay County, the property offers the privacy and separation rural buyers appreciate, while still maintaining convenient access to nearby communities and major travel routes for day-to-day needs, grain and livestock markets, and business operations. The scale, layout, and construction of the existing improvements create a strong foundation for a buyer who values established structures that can be utilized as-is, enhanced over time, or adapted to meet evolving operational goals.

Whether you are looking to support an existing farm operation, expand your storage and operational footprint, or secure a rural location with substantial improvements already in place, this is a compelling opportunity in an area known for its strong agricultural presence and long-term stability.

Current utilities include rural water service through Clay County Rural Water District and electricity service through North West REC, further strengthening the property's overall functionality and appeal.



All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.

Parcel Number:
943805400009
Gross Taxes:
\$2,552



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1108 S. 44th Street, Suite 102
Cumming, IA 50061



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SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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DIRECTIONS

From Peterson, Iowa: Head north for approximately 3 miles on County Highway M27 and turn left (west) onto 460th Street. Continue for 1 mile and turn right (north) onto 120th Avenue. Within 0.40 miles, the property will be on the west side of the road. Look for the Peoples Company sign.

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