

Land for Sale

Bonibel Wilson Revocable Trust

Altoona, Iowa



59.06
ACRES M/L
Two Individual Tracts

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Tract 1 | 27.01 Acres M/L

Listing
#19279

Tract 1 includes 27.01 acres m/l of mixed-use land located on the north side of NE 27th Avenue, just east of the meandering Mud Creek. The property features excellent building site locations with gently rolling topography, making it well-suited for a residential situation. In addition, the land provides strong recreational opportunities, supported by a healthy population of whitetail deer and turkey. A portion of the tract is currently in row crop production, further enhancing its investment appeal. This rare combination of productive farmland, scenic landscape, and wildlife habitat creates an attractive setting for those seeking both investment potential and outdoor enjoyment, all within close proximity to the Des Moines Metropolitan area.

The property includes 11.78 FSA cropland acres currently in row crop production, with a CSR2 rating of 86.6. The predominant soil types are Clarion and Turlin loams, well known for their productivity across Central Iowa. The property features established waterways and may include drainage tile, supporting long-term agricultural viability. Multiple grain marketing options are conveniently located nearby, including Landus Cooperative, Heartland Cooperative, and the ADM processing plant, providing strong market access for producers.

Currently zoned Agriculture Transition District, the property allows for continued row crop production while offering future development potential in accordance with Polk County and Altoona planning and zoning ordinances. Utility services are available through Des Moines Water Works and MidAmerican Energy. A 4-inch PVC water main from Des Moines Water Works runs along NE 27th Avenue on the south boundary of the property.

This is a prime opportunity to own an opportunistic, yet affordable piece of land in a premier area of Polk County, Iowa near Altoona. Whether you're an investor, farmer, or developer, this property provides versatility, long-term value, or immediate enjoyment.



27.01
ACRES M/L

PC PEOPLES[™]
COMPANY
INTEGRATED LAND SOLUTIONS

86.6
CSR2

Tract 2 | 32.05 Acres M/L

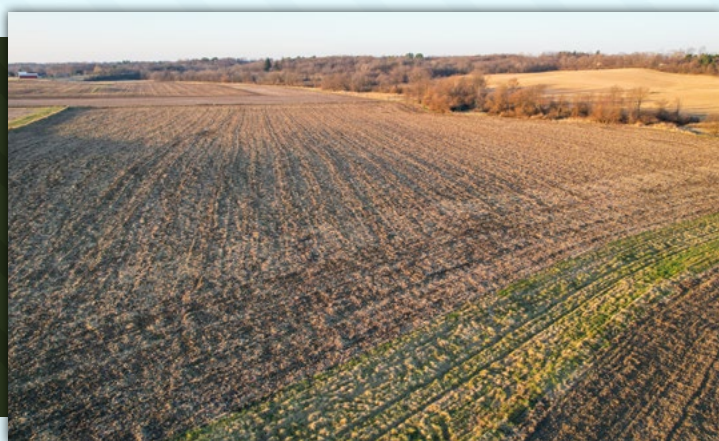
Listing
#19280

Tract 2 includes 32.05 acres m/l of farmland and a charming farmhouse with several well-maintained outbuildings, located on the south side of NE 27th Avenue, just east of the meandering Mud Creek. In addition, the land offers future residential development potential as the City of Altoona continues to expand southeast toward the subject property. The dwelling consists of a ranch-style home built in 1948, featuring 1,116 finished square feet, 2 bedrooms, 1 bathroom, and a one-car attached garage. The property also supports strong recreational opportunities, with a healthy population of whitetail deer and turkey. This rare combination of productive farmland, scenic landscape, and wildlife habitat creates an attractive setting for those seeking both investment potential and outdoor enjoyment, all within close proximity to the Des Moines metropolitan area.

The property includes 24.17 FSA cropland acres currently in row crop production, with a CSR2 rating of 78.2. The predominant soil types are Clarion and Coland loams, well-known for their productivity across Central Iowa. The farm features established waterways and may include drainage tile, supporting long-term agricultural viability. Multiple grain marketing options are conveniently located nearby, including Landus Cooperative, Heartland Cooperative, and the ADM processing plant, providing strong market access for producers.

Currently zoned Agriculture Transition District, the property allows for continued row crop production while offering future development potential in accordance with Polk County and Altoona planning and zoning ordinances. Utility services are available through Des Moines Water Works and MidAmerican Energy. A 4-inch PVC water main from Des Moines Water Works runs along NE 27th Avenue on the north boundary of the property. The Mud Creek Sewer Lift Station is located just northwest of the property across the road.

This is a prime opportunity to own a high-quality yet affordable piece of land in a premier area of Polk County, Iowa, near Altoona. Whether you're an investor, farmer, or developer, this property offers versatility, long-term value, and immediate enjoyment.



Bedrooms: 2
Full Bathrooms: 1
Garages: 1 Car Attached
Year Built: 1948
Heating: Gas Forced Air
Living Area Square Feet: 1,116
Basement Square Feet: 558
Roof: Asphalt Shingle
Exterior: Metal

32.05
ACRES M/L



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



PeoplesCompany.com
Listing #19279, 19280



LISTING #19279



LISTING #19280

SCAN THE QR CODES
TO THE LEFT WITH YOUR
PHONE CAMERA TO VIEW
THESE LISTINGS ONLINE!

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Directions

From Altoona, Iowa: Head east out of town on Eighth Street SE and turn right onto 14th Avenue SE and travel south for 1.8 miles. Turn left onto NE 27th Avenue and continue east for 1.5 miles. The property is located just east of the Mud Creek bridge. Please look for the Peoples Company signage.

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