

EXCELLENT BUILDING SITES AND RECREATIONAL LAND

WARREN



COUNTY

19.96 ACRES M/L

LISTING #19519

16.42 ACRES M/L

LISTING #19522

12.27 ACRES M/L

LISTING #19561

Brandon Tessau | 515.850.8179

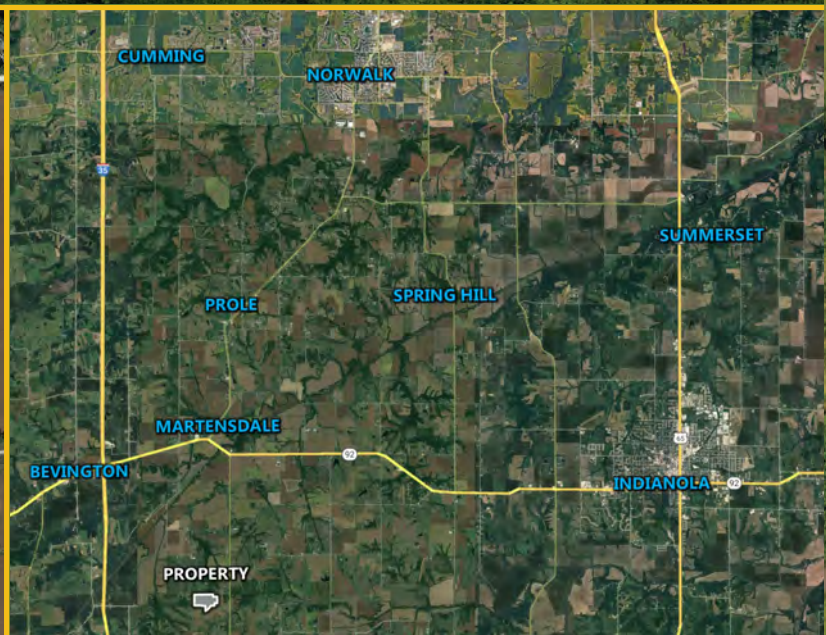
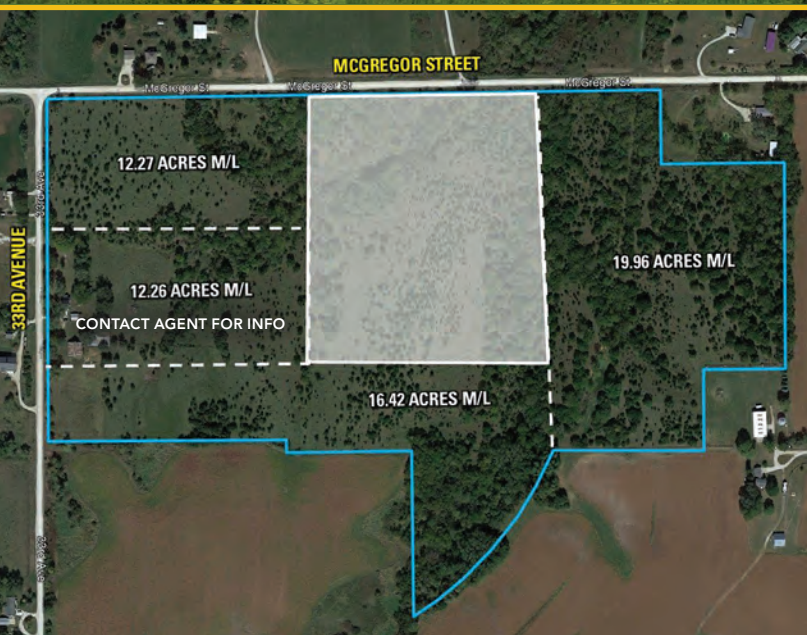
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19.96 ACRES M/L

LISTING #19519



Peoples Company is pleased to present this exceptional 19.96 surveyed acre building site and hobby farm opportunity located just north of St. Marys, Iowa, in highly desirable Warren County. Offering the perfect combination of privacy, recreation, and convenience, this property is ideally situated just a short drive from the Des Moines Metro while providing the peaceful lifestyle that only rural Iowa can offer.

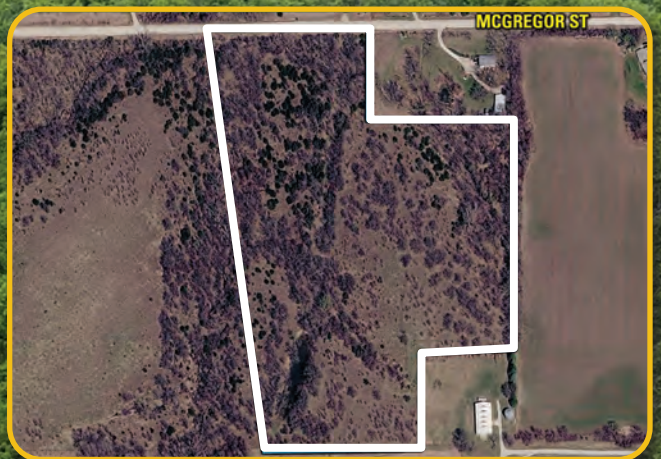
Featuring a beautiful blend of mature timber, open pasture, rolling topography, and abundant wildlife, this property offers an outstanding setting to build your dream home, establish a hobby farm, or create the perfect country retreat. Desirable elevated building locations provide breathtaking views of the surrounding countryside and accommodate a variety of home designs, including walkout, daylight, and traditional floor plans.

Outdoor enthusiasts will appreciate the recreational opportunities this acreage provides. The property's timber and natural cover support healthy wildlife populations, including quality whitetail deer, with impressive bucks harvested on the farm over the years.

Utilities are readily available with rural water, electricity, and multiple high-speed internet providers serving the area, making the site truly build ready. Located within the Martensdale-St. Marys Community School District and just minutes from St. Marys, this property combines the benefits of country living with convenient access to amenities.

Adjoining acreage site(s) are available and can be purchased in conjunction with this tract, offering expanded opportunities for building sites, recreation, livestock, or future investment.

Properties of this size and quality are becoming a rarity in this tightly held area. Whether you're looking to build your forever home, own a recreational getaway, or enjoy the freedom of rural living, this scenic Warren County property deserves your attention.



DIRECTIONS

From St. Marys: Head North on Highway R45 for 1.25 miles. Turn left onto McGregor Street and head West for .35 miles. The property is on the left (south) side of the road. Look for the Peoples Company Sign.



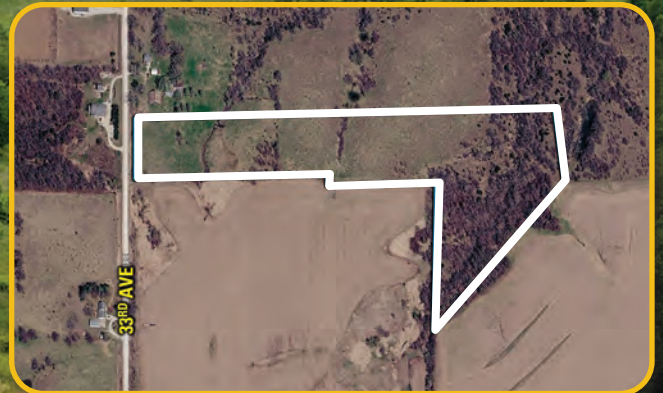
16.42 ACRES M/L

LISTING #19522



Peoples Company is proud to present this scenic 16.42 surveyed acre property located just north of St. Marys, Iowa, in one of Warren County's most desirable rural settings. Whether you're looking to build your dream home, establish a hobby farm, or own a recreational getaway, this versatile acreage offers an exceptional opportunity just a short drive from the Des Moines Metro.

The property features a beautiful combination of mature timber, open pasture, and gently rolling terrain that creates both privacy and outstanding views of the surrounding countryside. Several attractive building locations offer flexibility for a variety of home designs, including walkout, daylight, and traditional floor plans. With rural water, electricity, and multiple high-speed internet providers available, the property is well-equipped for your future home.



For outdoor enthusiasts and hunters, this property is a gem. The eastern timber serves as a well-established funnel for whitetail deer, making it an outstanding recreational property. The area's proven genetics are evident, with a buck approaching the 170-inch mark harvested on the farm during the 2025 hunting season.

Located within the Martensdale-St. Marys Community School District, this acreage offers the tranquility of country living while remaining conveniently close to the amenities in Indianola and the greater Des Moines area.

For buyers seeking additional acres, adjoining tracts are also available, providing opportunities to expand for recreation, livestock, or future investment.

Rarely do properties of this size offer such a desirable combination of scenic beauty, build-ready utilities, recreational appeal, and convenient location. Don't miss your opportunity to own a premium piece of Warren County countryside.



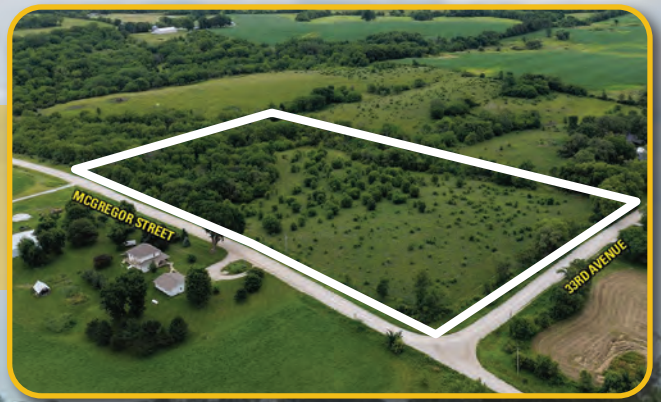
DIRECTIONS

From St. Marys: Head West on Iowa Street for .75 miles. Turn right onto 33rd Avenue and head North for 1 mile. The property is on the right (east) side of the road. Look for the Peoples Company Sig



12.27 ACRES M/L

LISTING #19561



Peoples Company is pleased to present this exceptional 12.27-acre m/l building site located just north of St. Marys, Iowa, in the heart of desirable Warren County. Offering an ideal blend of privacy, natural beauty, and convenience, this property provides an outstanding opportunity to build your dream home in one of south-central Iowa's most sought-after rural areas. Located just minutes from paved Highway S45, the property offers quick and convenient access to Indianola, the Des Moines Metro, and surrounding communities while maintaining the peaceful atmosphere of country living.

The property's gently rolling topography creates several outstanding building locations, each offering scenic views of the surrounding countryside and accommodating a variety of home designs, including walkout, daylight, and traditional floor plans. A beautiful mix of mature hardwood timber and open grassland provides an attractive backdrop while allowing ample space for a custom home, shop building, gardens, or a small hobby farm.

Rural water, electricity, and multiple high-speed internet providers are available, making this property ready for your future home. Located within the Martensdale-St. Marys Community School District, this acreage combines the benefits of rural living with the convenience of modern utilities and an easy commute.

While the property's primary appeal is its exceptional homesite potential, the timber and natural habitat provide a peaceful setting where wildlife is commonly seen throughout the year. Whether you're looking for room to spread out, enjoy the outdoors, or simply embrace a quieter lifestyle, this property offers the space and setting to make it your own.

If you've been searching for a premium acreage with beautiful views, excellent access, and a convenient location in Warren County, this 12.27-acre property deserves your attention. Additional adjoining land is available for purchase, providing an opportunity to expand your acreage if desired.



DIRECTIONS

From St. Marys: Head North on Highway R45 for 1.25 miles. Turn left onto McGregor Street and head West for .50 miles. The property is on the left (south) side of the road. Look for the Peoples Company Sign.



19.96 ACRES M/L
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16.42 ACRES M/L
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