

PREMIER BUILDING SITE & RECREATIONAL PROPERTY

📍 NORWALK, IOWA | WARREN COUNTY



SECLUSION



VIEWS



INCOME POTENTIAL

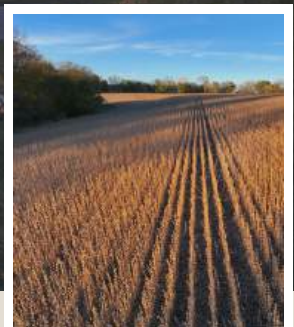
68.72 ACRES M/L



**EXCELLENT
BUILDING POTENTIAL**
Multiple homesite options
with scenic views



**RECREATIONAL
OPPORTUNITIES**
Great habitat for whitetail
deer and wild turkey



**INCOME
POTENTIAL**
38.24 tillable acres
carrying a CSR2 of 61

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PROPERTY OVERVIEW

Peoples Company is proud to present 68.72 acres m/l of premier building and recreational land located just south of Norwalk, Iowa, in Warren County. Situated within the Norwalk Community School District and less than one-half mile from the pavement of Highway R57, this property offers an outstanding opportunity to own a large tract of land with excellent building potential, recreational opportunities, and income-producing farmland close to the Des Moines Metro. Surrounded by mature timber, the farm provides a private rural setting with scenic views in every direction.



BUILDING

The building potential is one of the biggest highlights of this property, with several potential homesites located throughout the farm. Easily accessible sites along the exterior provide convenient options for future construction, while interior locations offer the opportunity to build a more secluded home surrounded by mature timber and overlooking the countryside. The property layout gives a future owner the flexibility to choose a homesite that best fits their vision while remaining within easy driving distance of Norwalk and the Des Moines Metro. Necessary utilities are accessible, including Warren Water and MidAmerican Energy electric service. Combined with the property location within the Norwalk Community School District and convenient access to Highway R57, the farm is well-positioned for the construction of a custom home, acreage, or private rural estate.

RECREATION

Mature timber running through the middle of the property creates excellent habitat and natural travel corridors for whitetail deer and wild turkey. Combined with agricultural fields, surrounding cover, and a small pond on the northwest portion of the farm, the property provides the food, water, and habitat needed to attract wildlife throughout the year. The layout offers plenty of opportunities for hunting, wildlife viewing, hiking, and other outdoor activities. Despite being located close to Norwalk and the Des Moines Metro, the timber and diverse landscape create a private setting where a future owner can enjoy outdoor recreation on their own land. Portions of the tillable acres could also be used for strategically placed food plots or additional habitat improvements.

Code		Description	Acres	% of field	IA CSR2
370C2	●	Sharpsburg silty clay loam	13.69	35.81 %	80
370B	●	Sharpsburg silty clay loam	6.87	17.96 %	91
993D2	●	Armstrong-Gara loams	5.22	13.64 %	23
94D2	●	Mystic-Caleb complex	3.32	8.68 %	25
Y69C2	●	Clearfield silty clay loam	2.79	7.29 %	56
368	●	Macksburg silty clay loam	1.94	5.07 %	93
822D3	●	Lamoni soils	1.87	4.89 %	5
Y179E2	●	Gara loam	1.36	3.55 %	32
822D2	●	Lamoni silty clay loam	1.00	2.61 %	10
76D2	●	Ladoga silt loam	0.19	0.50 %	49
Average:					61



Contact

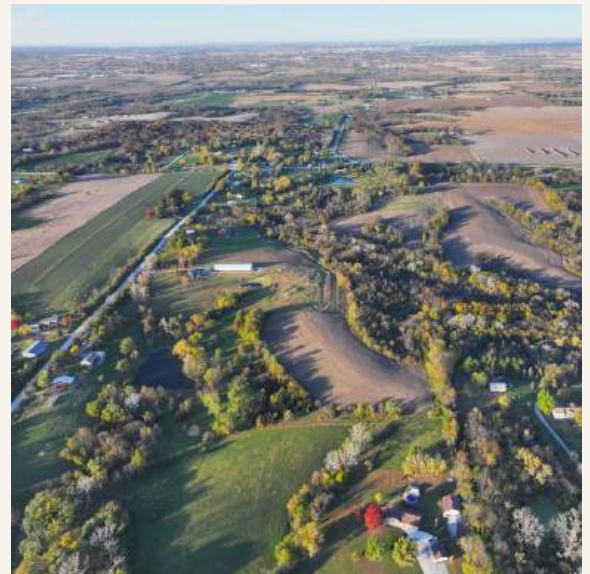


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TILLABLE SOILS MAP

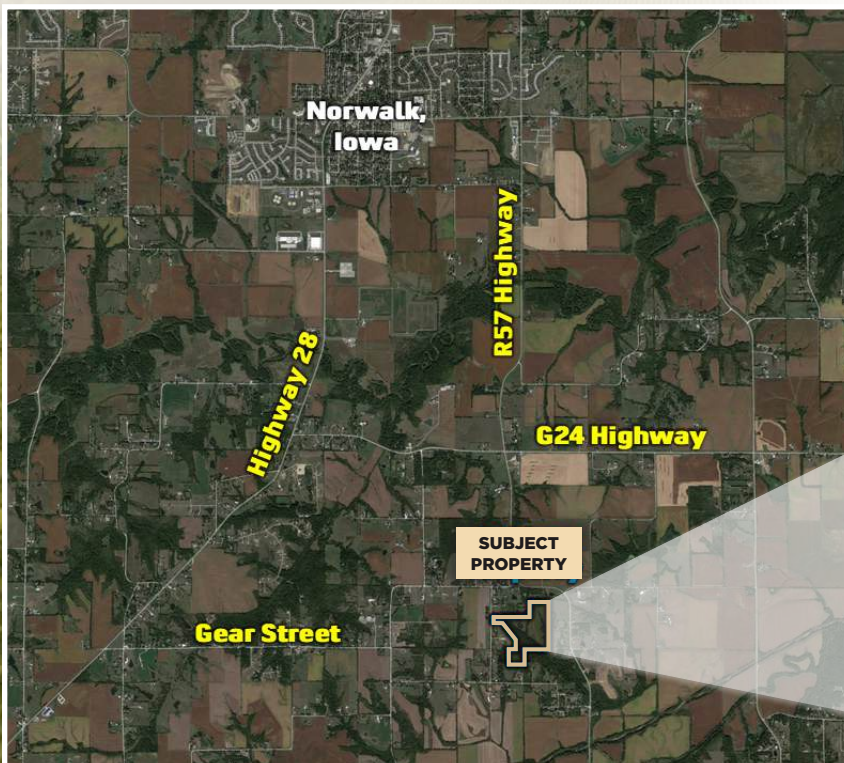


FARMLAND & INCOME POTENTIAL

The property includes 38.24 tillable acres carrying a CSR2 of 61. These acres could remain in agricultural production, be leased to a local operator, or be used for hobby farming, hay production, or wildlife food plots. The ability to generate income from the cropland adds another benefit to owning this large building and recreational property.

Whether you are looking to build a custom home, enjoy hunting and outdoor recreation, establish a hobby farm, or own land with income potential, this 68.72-acre m/l property offers an outstanding opportunity to own a sizeable tract of land within the Norwalk Community School District and close to the Des Moines Metro.

REGIONAL MAP



DIRECTIONS

From Norwalk, Iowa: Head south on Highway 28 for approximately 2.4 miles, then turn left onto Highway G24. Continue for 1.6 miles before turning right onto County Road R57. Travel south for 1 mile, then turn right onto Fulton Street. After 0.2 miles, turn left onto 78th Avenue and continue for another 0.2 miles. The property will be located on the left-hand side of the road.



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