Polk COUNTY, IOWA



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LISTING #19769

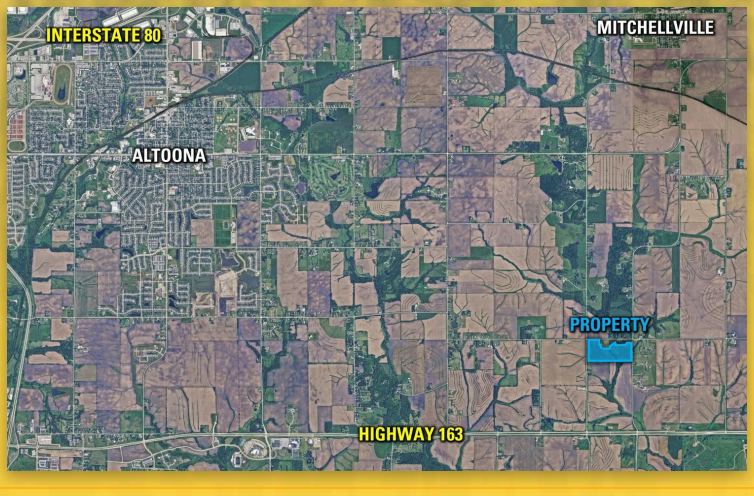
PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

POLK COUNTY, IOWA FARMLAND AVAILABLE!

Peoples Company is proud to present 60.01 acres m/l located 4 miles south of Mitchellville in eastern Polk County. Offering a combination of productive farmland, recreational land, and a potential building site just 20 minutes from Downtown Des Moines. The property includes 54.09 tillable acres carrying a CSR2 rating of 74.4, with the balance consisting primarily of creek bottom. Camp Creek runs through the middle portion of the property, providing established wildlife habitat and the potential for hunting opportunities for deer, turkey, and other wildlife.

The property has paved road frontage on both sides of the property with NE 112th Street on the east side and NE 108th Street on the west side. Both paved roads provide quick access to Highway 163 just two miles to the south. The property is currently zoned Agricultural District and has one development right remaining. Based on current information, the property may be eligible for at least one division by survey without going through the full subdivision platting process.

Water service in the area is provided by Des Moines Water Works (DMWW). A 4-inch water main runs along both streets. Electricity in the area is provided by MidAmerican Energy. Located 20 minutes from Downtown Des Moines, the property offers an ideal combination of productive farmland with a spot to build off pavement.









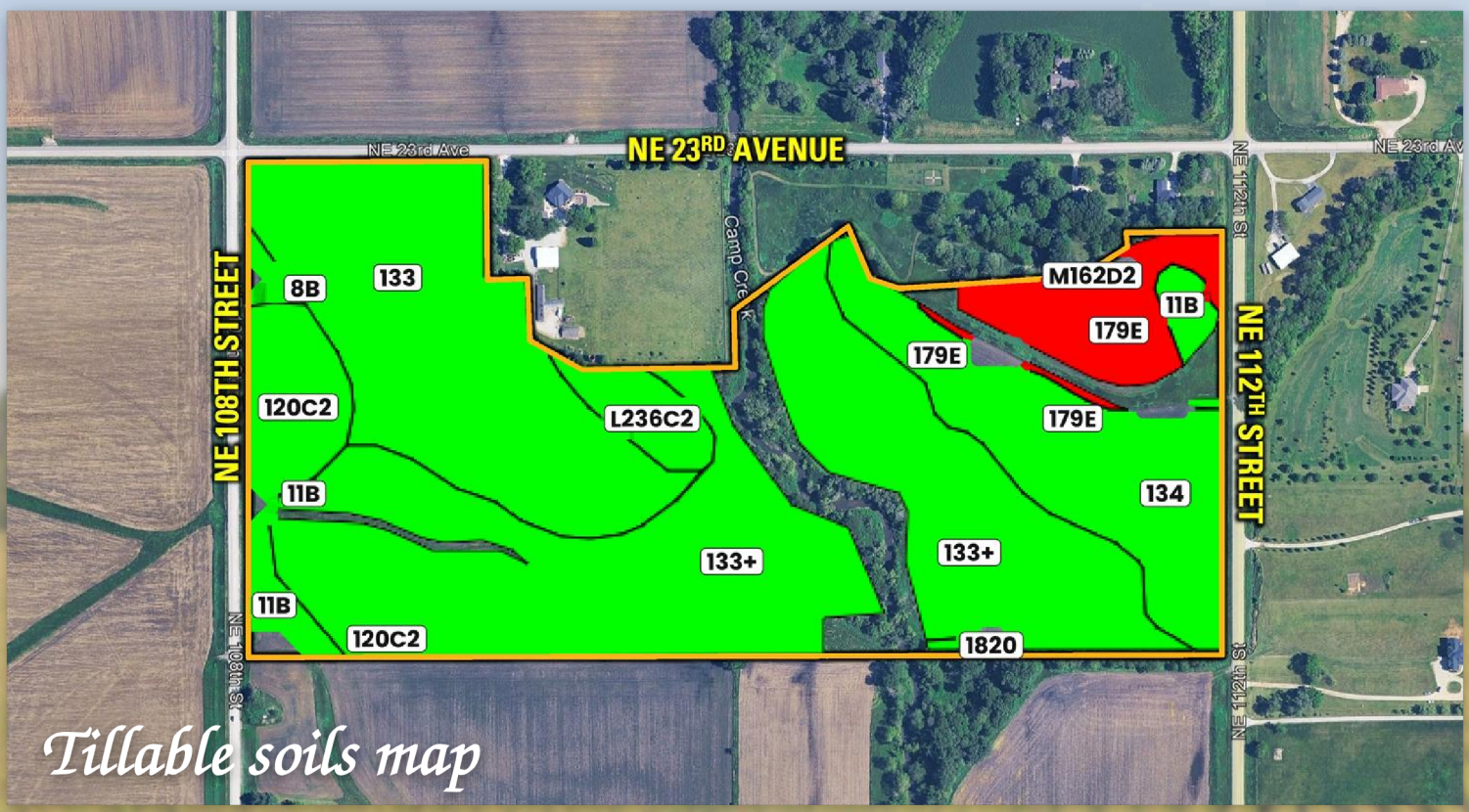
Directions

Pleasant Hill: From the intersection of Highway 163 and Highway 65, go 6.3 miles. Turn left (north) onto NE 108th Street for 1 mile. The farm lies on the east side of the road. Look for the Peoples Company signs.

Mitchellville: From the intersection of Mill Street and NE 116th Street, head south on NE 116th Street for 2.5 miles. Continue on NE 38th Ave for 0.5 miles. Continue onto NE 112th Street for 1.1 miles. The farm lies on the west side of the road. Look for the Peoples Company signs.

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Tillable soils map

CODE	DESCRIPTION	ACRES	% OF FIELD	LEGEND	IA CSR2
133+	Colo silt loam	23.57	43.57%		78
133	Colo silty clay loam	12.75	23.57%		78
134	Zook silty clay loam	7.84	14.49%		70
179E	Gara loam	3.62	6.69%		36
120C2	Tama silty clay loam	2.64	4.88%		87
11B	Colo-Judson silty clay loams	1.64	3.04%		80
L236C2	Lester loam	1.45	2.68%		77
8B	Judson silty clay loam	0.37	0.68%		93
1820	Dockery-Quiver silt loams	0.14	0.25%		87
M162D2	Downs silty clay loam	0.08	0.15%		57

Average: **74.6**



ASKING PRICE: $720,120

PRICE/ACRE: $12,000/ACRE

NET TAXES: $1,397.00

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60.01 ACRES M/L

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

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