LISTING #19770

# Polk County

IOWA

## 92.90 Acres M/L


**John Reburn**
515.330.8710 | JohnR@PeoplesCompany.com | IA LIC S65697000

**Jaxon Goedken**
319.283.0084 | Jaxon@PeoplesCompany.com | IA LIC S68166000


PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS



# About the Property.

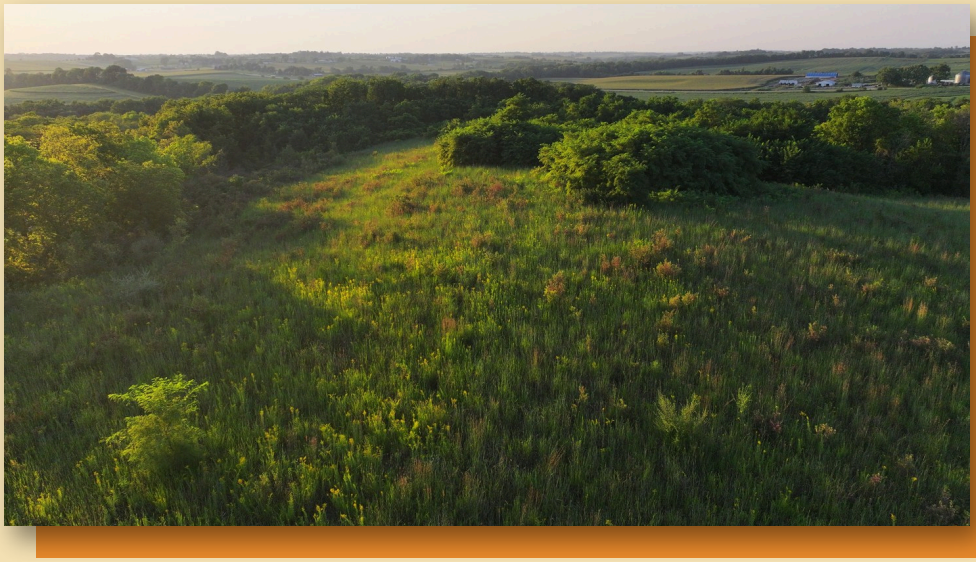
Peoples Company is proud to present 92.90 acres m/l located one mile northwest of Runnells, offering a combination of productive farmland, recreational land, and potential building sites just 20 minutes from Downtown Des Moines. The property includes 44.74 FSA cropland acres carrying a CSR2 rating of 78.5, with the balance consisting primarily of timber, creek bottom, and recreational land. Mud Creek runs through the western portion of the property, providing established wildlife habitat and quality hunting opportunities for deer and turkey.

The property has frontage along paved SE 56th Avenue on the north side, while SE Stewart Drive runs along the western and southern portions of the farm. The property is currently zoned Rural Residential, which allows for multiple building sites along SE 56th Avenue and a buildable site off SE Stewart Drive on the south side.

Water service in the area is provided by Des Moines Water Works (DMWW). A 6-inch water main runs along SE 56th Avenue, and approximately 600 feet m/l of 2.5-inch water main runs along the southern property line. A water map is available upon request. 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 multiple potential building sites.

**Legal Description:** Approximately 92.9 acres in the Southeast Quarter of Section 27, Township 78 North, Range 22 West of the 5th P.M. Polk County, Iowa. Exact legal description to be taken from Abstract.

*Buyers should independently verify the location, availability, capacity, connection requirements, and costs associated with all utilities and all zoning, development, and division requirements with Polk County.*



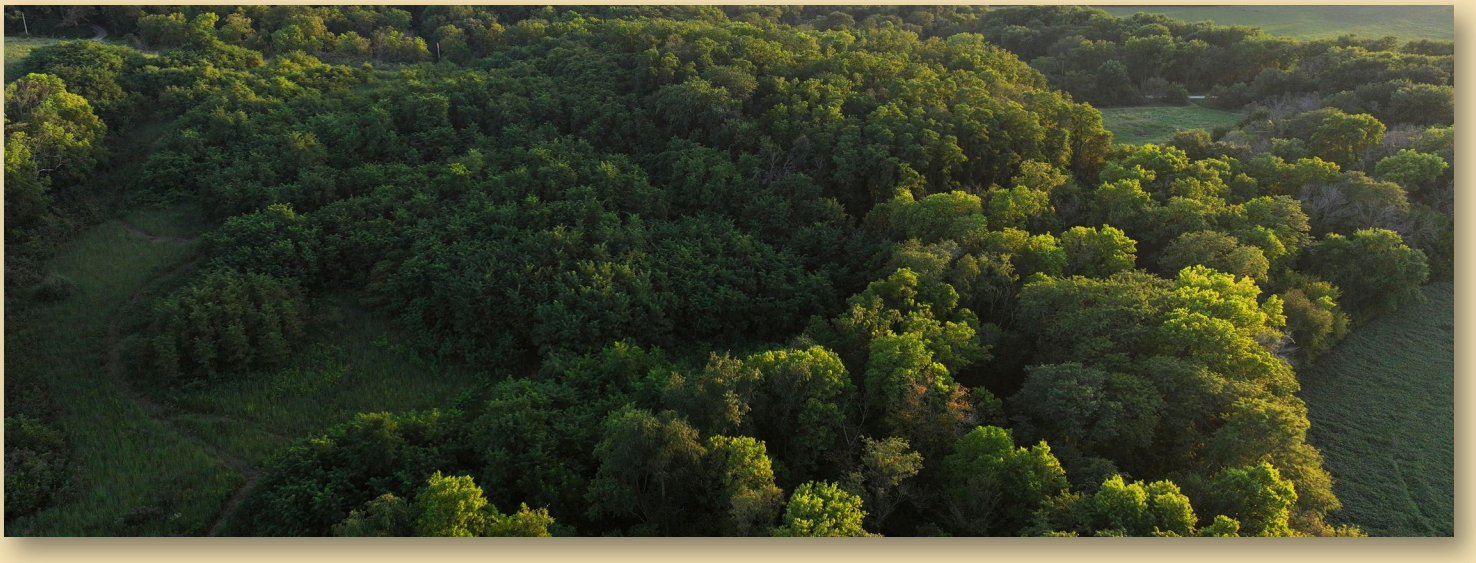

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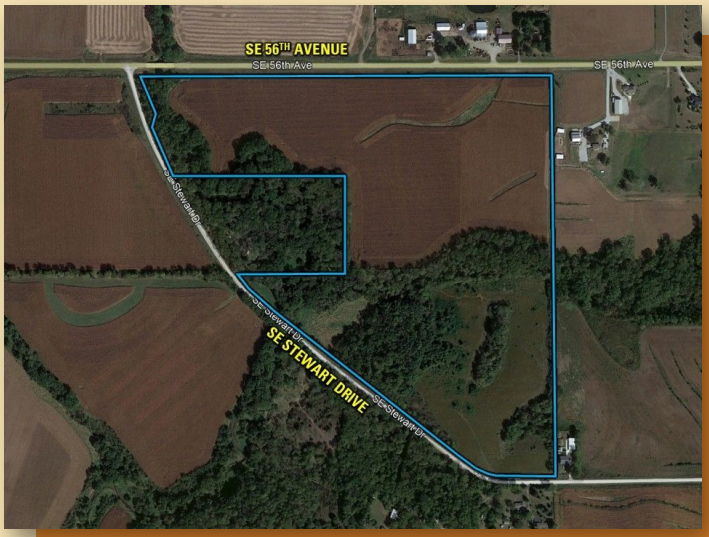
## Jaxon Goedken

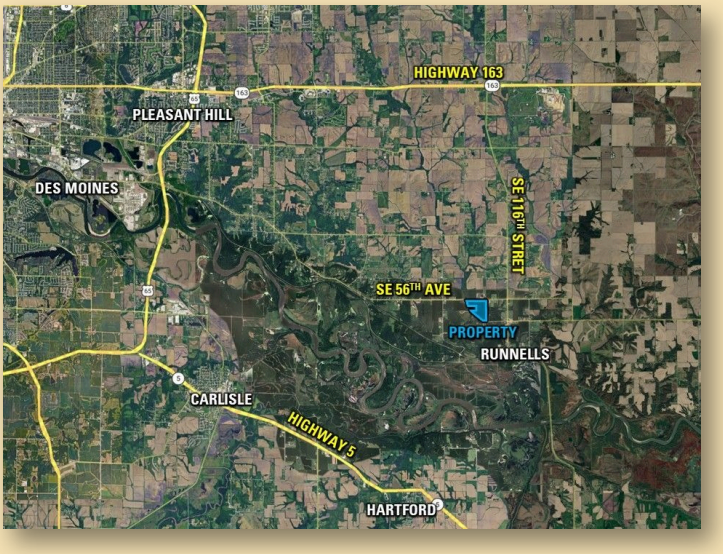
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# 92.90 Acres M/L in Polk County, Iowa



**SE 56th Avenue, Runnells, IA 50237**




**FROM RUNNELLS, IA:**
Head north on SE 116th Street for 1 mile until reaching SE 56th Avenue. Turn left (west) on SE 56th Avenue for a half mile until reaching the property.

LISTING PRICE: $1,114,800
NET TAXES: $2,714.00
FSA CROPLAND: 44.74 ACRES
CSR2: 78.5

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

PeoplesCompany.com
Listing #19770

Scan the QR Code to the left with your phone camera to view this listing online!

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