



40
acres m/l

Development
LAND

Norwalk, Iowa
Listing #14031



Listing Agents

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DEVELOPMENT

Land For Sale



Offering 40 acres m/l of prime development land nestled on the southwest side of Norwalk, Iowa. Property is located in an active development area, with residential developments to the north and Norwalk-McAninch Sports Complex to the east. The City of Norwalk has an easement in place on the east border of the property to install a 12" water main (see approximate maps to the right). The project is set to begin after the 2017 harvest season and is expected to be completed in February 2018 ahead of the spring planting season. The sewer project currently under construction for the parcel along Hwy 28 where the new Windsor Windows facility will be located is being designed in such a way that will allow for an extension to serve the property (see Sewer Map). The rolling topography and natural green space will allow for a variety of highly desirable residential lots including walkouts, daylights, and flats. The property includes approximately 32.5 tillable acres with a 42.3 CSR2. The property is located on the southwest side of Norwalk in Section 23 of Linn Township in Warren County.

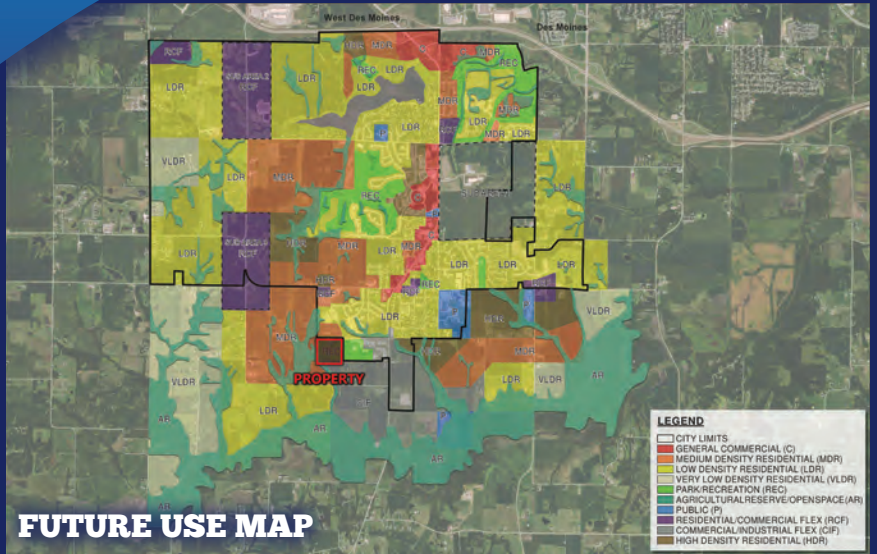
Directions: From Highway 28 on the south side of Norwalk, turn west onto Wright Road (along the north side of sports complex) and continue approximately a half mile to the end of the road. Wright Road ends near the property's northeast corner. From Highway G14 on the west side of Norwalk, turn south onto Orchard Hills Drive and continue approximately a half mile to Wright Road. The property is situated directly west of where Orchard Hills Drive meets Wright Road.



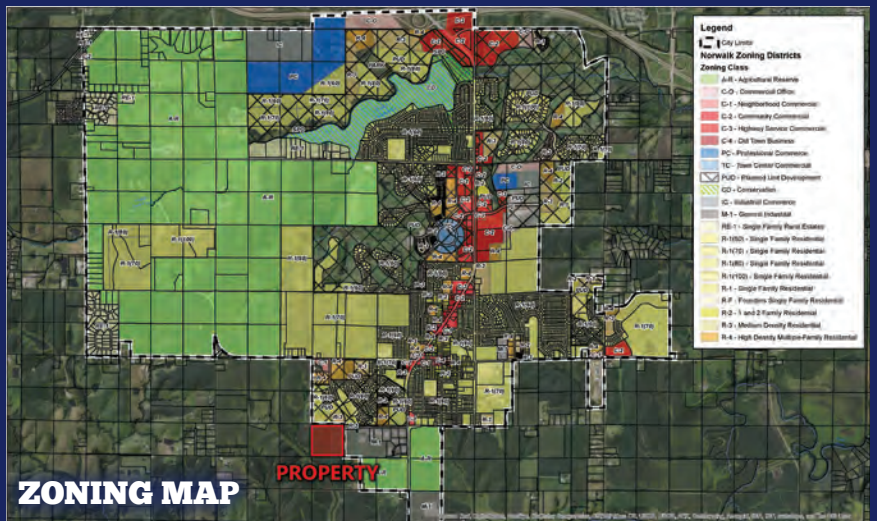
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EASEMENT MAP



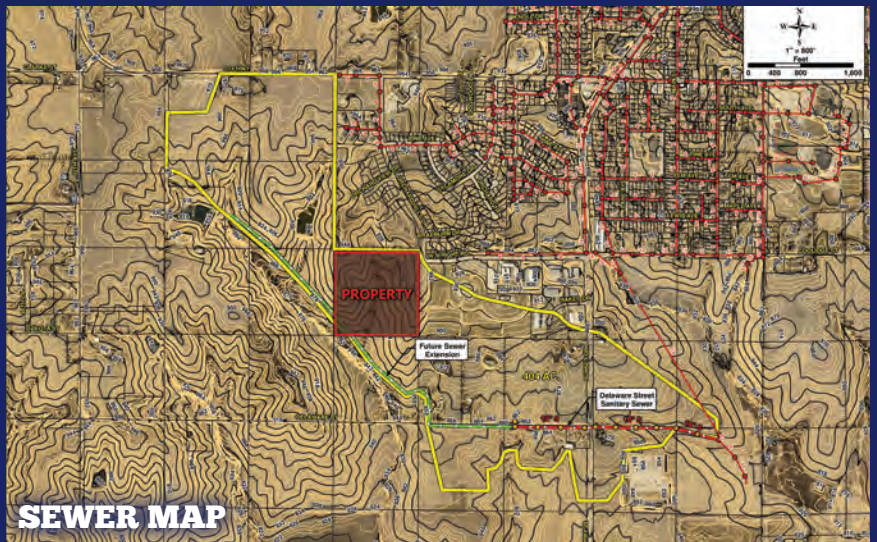
FUTURE USE MAP



ZONING MAP



DEVELOPMENT CONCEPT 1



SEWER MAP



DEVELOPMENT CONCEPT 2

For more information, photos, and drone video visit our website www.PeoplesCompany.com

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