

Combination LAND

**26 ACRES M/L
MARION CO.**

LISTING #13810

Hwy 5 & Pleasant St/Hayes Dr
Pleasantville, Iowa 50225

Marion County, Iowa
26.00 Acres M/L

Price: \$225,000

Price/Acre: \$8,653

Offering 26 acres m/l of combination land within the incorporated city limits of Pleasantville, IA. This tract offers a great opportunity for a secluded building site with timber near the Hwy 5 pavement and income from tillable acres. Farm includes 17.23 tillable acres carrying a CSR2 of 44.2 as well as approximately 9 acres of timber and a small creek. City utilities are located on the east side of Hwy 5 roughly 700 feet east of this property's entrance. Located on the west side of Pleasantville and on the northwest corner of Hwy 5 and Pleasant Street/Hayes Drive, this tract is just a short commute to the Des Moines Metro.

DIRECTIONS

From the Des Moines Metro, travel southeast on Hwy 5 approximately 15 miles to Pleasantville. Farm is located on the northwest corner of Hwy 5 and Pleasant Street/Hayes Drive. Look for Peoples Company signs.

LEGAL

Parcel "A" in the Southeast Quarter of the Southwest Quarter of Section 9, Township 76 North, Range 21 West of the 5th PM in Marion County, Iowa. Exact legal description to be taken from abstract.



FOR MORE INFORMATION Please visit our website and look up listing #13810: PeoplesCompany.com

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**PC PEOPLES
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