

157
acres m/l

Development
LAND

Pleasant Hill & Altoona, IA
Listing #13669



Listing Agents

SCOTT KELLY

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SE Polk
High School

University Avenue

PRICE:
\$21,000/acre
(\$3,297,000)

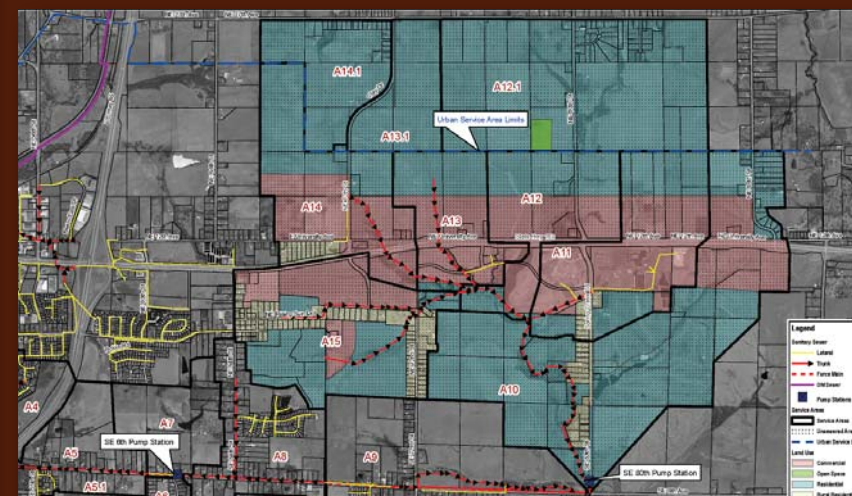
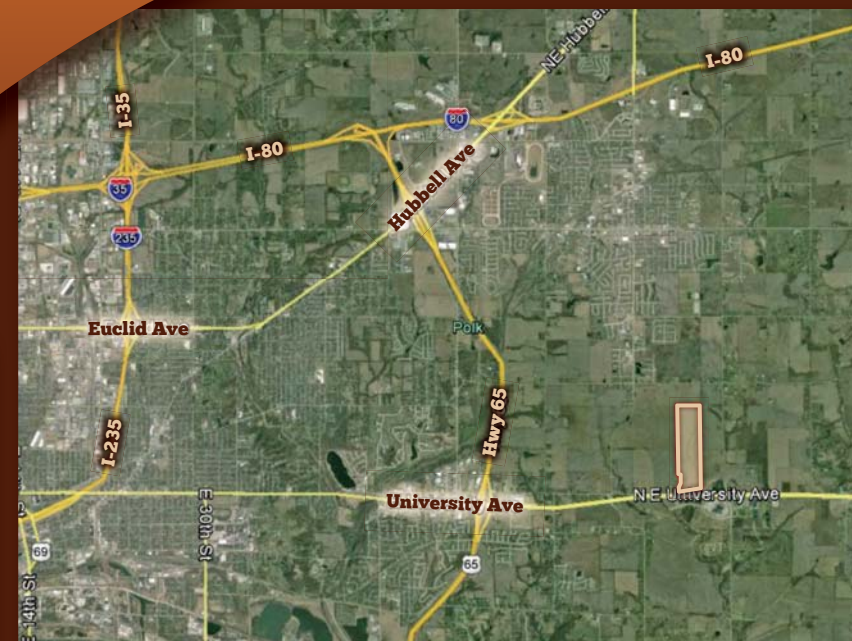
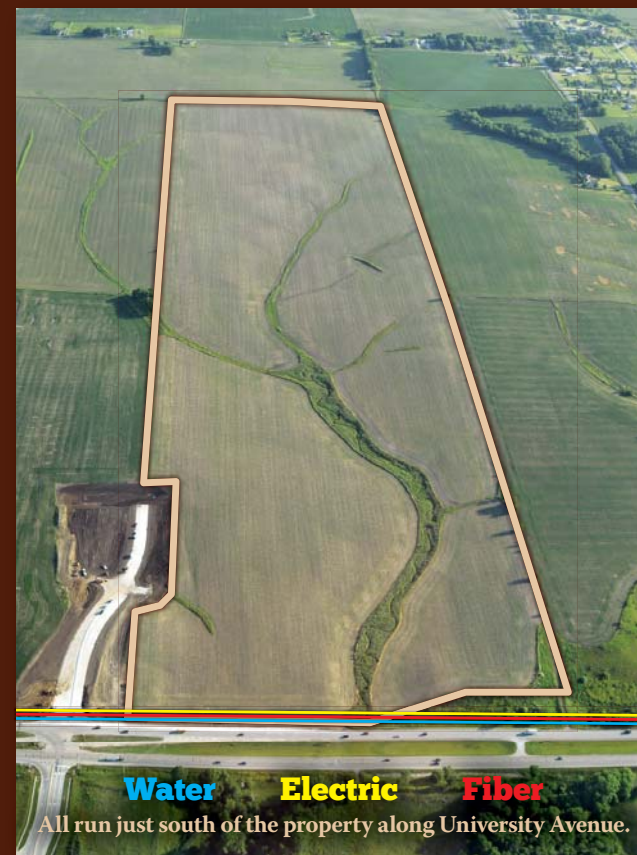
TAXES:
\$3,954 Annually

SCHOOL DISTRICT:
Southeast Polk

POLK COUNTY PARCEL ID:
221/00210-001-000
170/00147-000-000

DIRECTIONS:
Situated on the northeast
corner of University Avenue
and NE 75th Street.

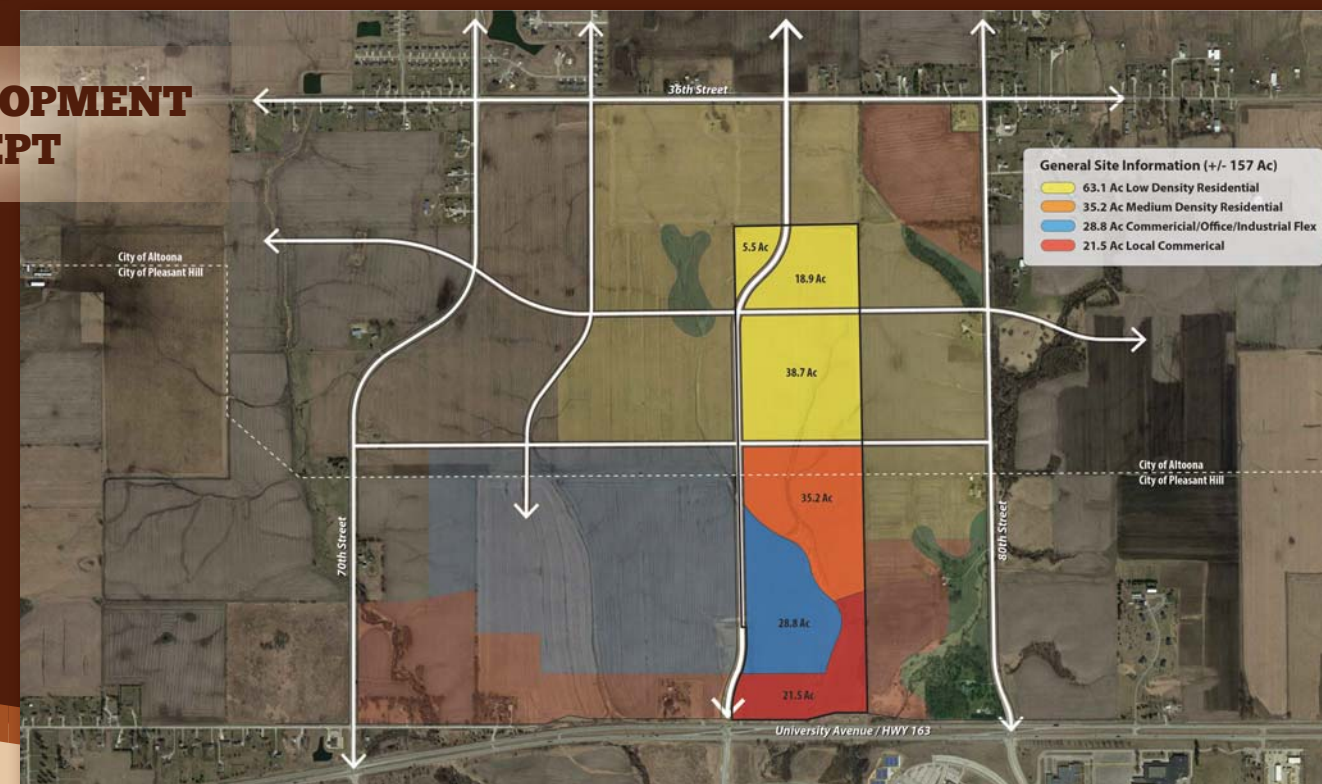
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Offering 157 acres m/l of productive development land along University Avenue in Pleasant Hill and Altoona, Iowa. According to Future Land Use maps from Pleasant Hill and Altoona, the site is slated for various uses including commercial, medium density residential and low density residential. Site offers a new signalized access in the southwest corner and boasts more than 15,300 vehicles per day along University Avenue (Iowa DOT 2012). All utilities to site or readily available. Property has a 12 inch water main located along the north side of University Avenue and a 10 inch sewer main is located west of the property approximately ¼ mile. Electric and natural gas are available to the property through MidAmerican Energy. CenturyLink fiber is located along University Avenue.






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

DEVELOPMENT CONCEPT



Tillable Soils

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CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	CSR2 LEGEND	NON-IRR CLASS °C	CSR2**
L138B	Clarion loam, Bemis moraine	109.15	72.2%		lle	88
L55	Nicollet loam	11.86	7.8%		le	91
201B	Coland, occasionally flooded-Terril complex	10.80	7.1%		llw	78
L107	Webster clay loam, Bemis moraine	10.74	7.1%		llw	88
L138C2	Clarion loam, Bemis moraine	8.66	5.7%		llle	83
Weighted Average						87.2



The farm consists of approximately 151 tillable acres with a CSR of 84.4 (CSR2 of 87.2). Primary soil types include Clarion and Nicollet.



For more information, photos, and drone video visit our website www.PeoplesCompany.com or contact a listing agent.



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