



# PROPERTY FOR SALE

Wapello County

**13.23**  
ACRES +/-



## PROPERTY DESCRIPTION

**PRICE: \$120,000**

Located just inside the city limits of Ottumwa Iowa, sits 13.23+/- acres ready to be developed. Use your imagination on this tract; there is room to build in several locations. Easy access with a drive going across the dam of a shared pond. The south section of the farm is very private, sits high on a hill overlooking the pond and would make a great building site. With a little clean up this could be your private oasis just minutes away from everything. SHOWN BY APPOINTMENT ONLY. For more information on this property, call Land Agent Jim Davis. To set up a private showing or for more information on this Wapello County, Iowa property, please contact Land Agent Jim Davis at 641-777-5484



JIM DAVIS | SOUTHEAST IOWA LAND AGENT  
Jim@IowaLandCompany.com  
641-777-5484

*Urbandale Office*  
2540 106th St. Suite 201  
Urbandale, IA 50322



# AERIAL PHOTO

Wapello County

**13.23**  
ACRES +/-



## PROPERTY SPECIFICATIONS:

### Asking Price:

\$120,000

### Legal Description:

Section 10-72-15

### Location:

Address: 880 Montagne Ln. Ottumwa, IA 52501

### Tax Information:

Taxes: \$106 +/- estimated annually



# PROPERTY PHOTOS

Wapello County

13.23  
ACRES +/-





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Wapello County

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# ABOUT US

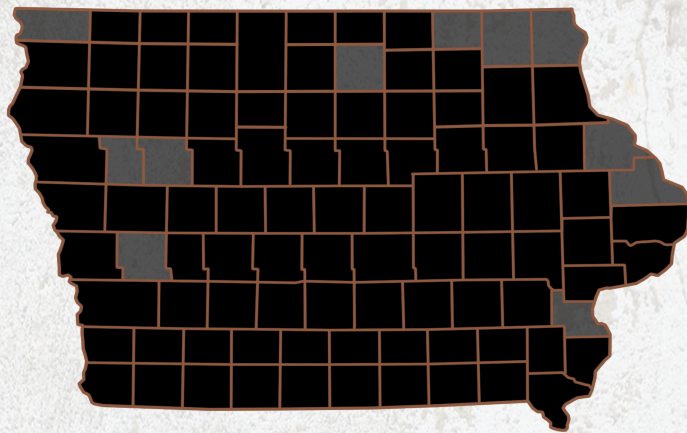
*We are Iowa Land Company*

**A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA**

## WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



**"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"**

*-Iowa Land Company*



Jim is your local Land Agent for Iowa Land Company. Jim is from Ottumwa, Iowa and has developed strong relationships throughout Southeast Iowa. His commitment to his clients guarantees Jim will work tirelessly on their behalf, whether selling or buying. *"My goal is to be your trusted land source throughout Southeastern Iowa. I look forward to the opportunity to work for you and your family."*

*-Jim Davis*

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*Branded in Land*