

BUILDING SITE & FUTURE DEVELOPMENT LAND

POLK COUNTY

79 ACRES M/L



DESCRIPTION

Offering 79 acres m/l located northeast of Bondurant and situated on a paved road just minutes from the Metro. This is a diverse tract that includes several potential building sites, high quality farmland, approximately 10 acres of timber, and the possibility for future development. Farm includes 66.3 tillable acres m/l carrying an impressive 87.7 CSR2 value. Water and electric available at the road. Access is located on the west side of the farm from NE Morgan Drive. Contact agent for additional details, maps, and photos.

LISTING PRICE

\$1,461,500

PER ACRE

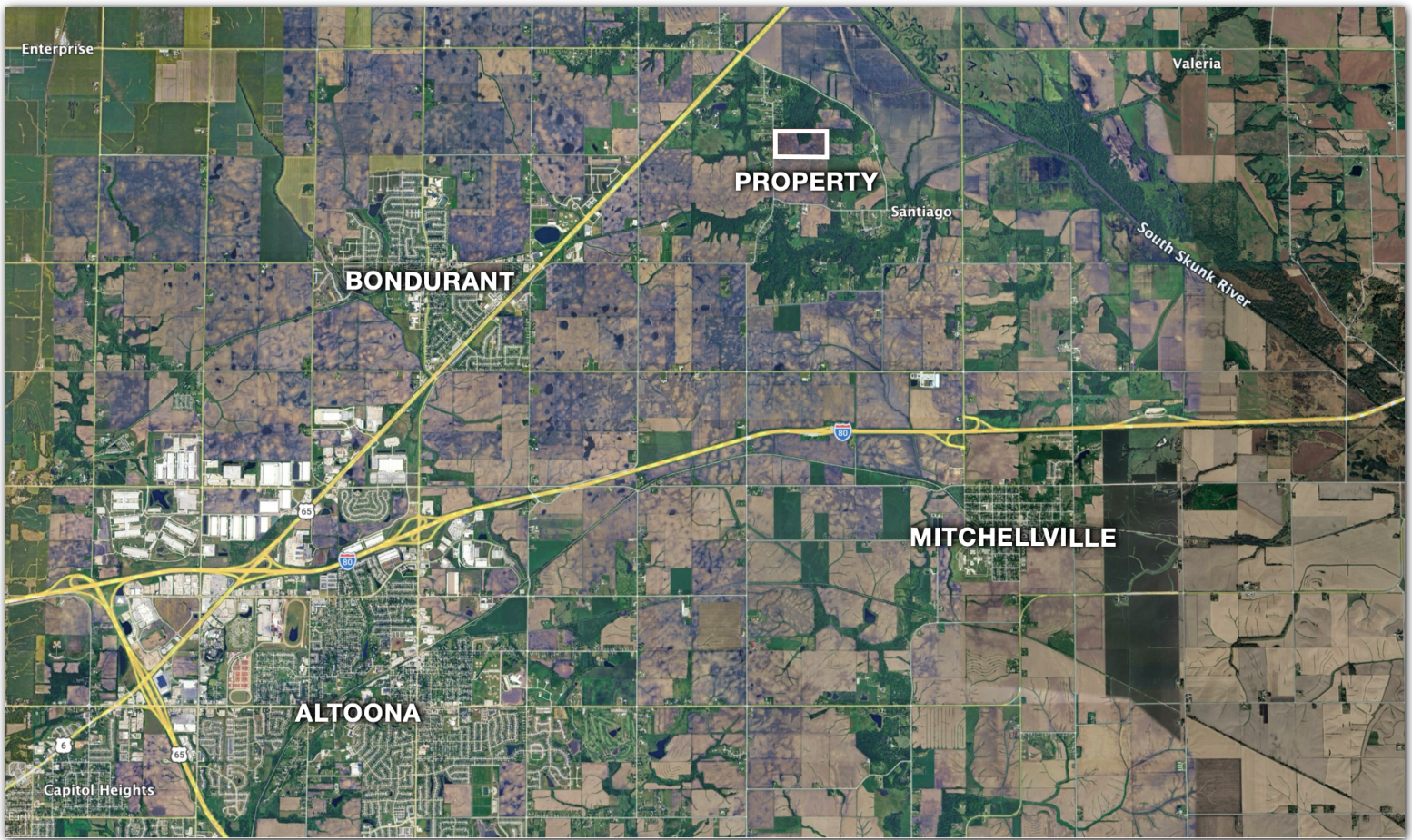
\$18,500

GENERAL LOCATION

Northeast of Bondurant

DIRECTIONS

From the intersection of 2nd St NE/NE 78th Ave and Hwy 330/NE Hubbell Ave on the east side of Bondurant, travel east on 2nd St NE/NE 78th Ave approximately 2 miles. Follow as road turns north and becomes NE Morgan Dr. Continue north approximately 1.2 miles. Land is located along the east side of NE Morgan Dr.



ZONING

Agricultural

SCHOOL DISTRICT

Bondurant-Farrar

EST. ANNUAL TAXES

\$2,894

MLS NUMBER

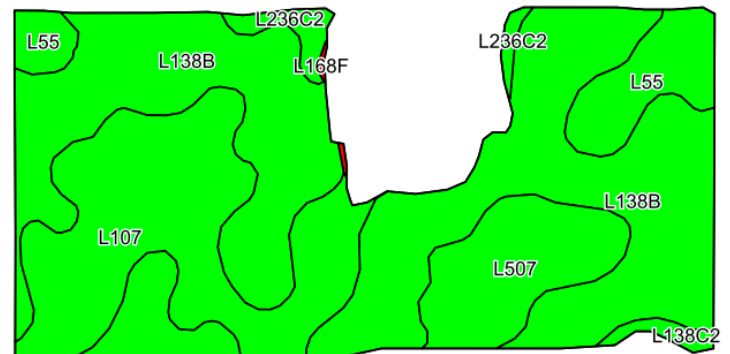
746010

PARCEL NUMBERS

230/00310-003-000

230/00316-000-000

TILLABLE SOILS MAP



Area Symbol: IA153, Soil Area Version: 28					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	36.77	55.4%		88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	16.21	24.4%		88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	6.46	9.7%		87
L55	Nicollet loam, 1 to 3 percent slopes	4.88	7.4%		91
L236C2	Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.30	2.0%		77
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.59	0.9%		83
L168F	Hayden loam, Bemis moraine, 22 to 40 percent slopes	0.11	0.2%		5
Weighted Average					87.7