



LAND FOR SALE
WE ARE PLEASED TO PRESENT

214.65 Acres, m/l - Recreation Land
Polk County, Iowa

LOCATION:

Exit 102 on Hwy. 5, 1 mile East of I-35 & Hwy. 5 Intersection, North to SW Army Post Road, West to Intersection of 105 St & Army Post Road. Property is located northwest of that intersection. To enter property, continue west down the dead-end road. Property on north side of road.

LEGAL DESCRIPTION:

S½ NW¼ South of Raccoon River; SW¼, all in Section 29, Township 78 North, Range 25 West of 5th P.M. and E½ SE¼ East of I-35 Section 30, Township 78 North, Range 25 West of 5th P.M., Polk Co., (Exact legal to be taken from abstract).

PRICE:

- \$625,000 or \$2,912(-)/Ac.
- 10% down, balance due in cash at closing.

PROPERTY DESCRIPTION:

Former sand pit with 86 acre lake, adjoining grassland and timber. Lake is 30 to 35 ft. deep and connects to Raccoon River on the north.

IMPROVEMENTS:

None. Building to be removed.

ZONING:

Property is primarily zoned *Open Space*. Property is located in a flood plain.

REAL ESTATE TAXES:

Land currently has a Natural Conservation Credit for 2008. No current taxes on land.

SERVICES: Utilities: Mid American **Mail:** West Des Moines **Trade Centers:** West Des Moines

WATER, WELL & SEPTIC TANK DATA:

One well west of the old building site to be capped and covered. Septic tank and lines will be covered.

COMMENT:

There is a possible underground storage tank. Location of tank is in SW¼ SE¼ SW¼ Section 29, Township 78N, Range 25W. Iowa DNR issued a Certificate of No Further Action on August 25, 2000, recorded at Polk County Recorder's office in Book 857, page 89. Truck scale on west side of building will remain. It is welded solid and covered with 1-2 feet of dirt.



For additional information, contact Kyle Hansen

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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

PHOTOGRAPHS



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