

Pleasant Hill Development Land

181 ACRES M/L FOR SALE



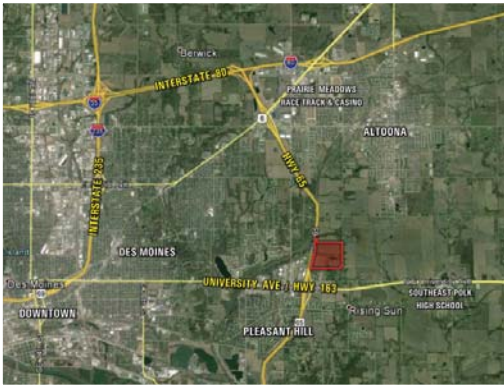
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POLK COUNTY, IOWA

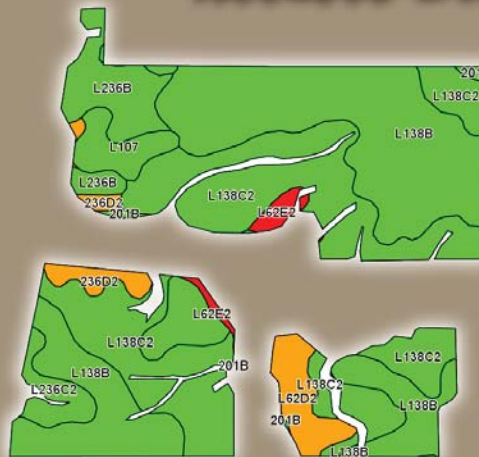
Pleasant Hill Development



Offering 181 acres m/l of prime development land in the City of Pleasant Hill, Iowa adjacent to Hwy 65 and just north of University Ave. According the City of Pleasant Hill's Future Land Use Plan, this property is slated for multiple uses including Light Industrial and Office along Hwy 65 corridor as well as Medium Density Residential on the east portion. Hwy 65 boasts 25,100 vehicles per day (Iowa DOT 2012). Sewer, water, electric, and fiber are in close proximity to property. Natural gas bisects the property diagonally.



Tillable Soils CSR2



Property includes approximately 129.63 tillable acres with a CSR of 75.3 (CSR2 of 82.2). Primary soils on the tillable acres include Clarion and Lester.



CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	CSR2 LEGEND	CSR2
L138B	Clarion loam	54.96	42.4	<div style="width: 42.4%;"></div>	88
L138C2	Clarion Loam	48.36	37.3	<div style="width: 37.3%;"></div>	83
L236B	Lester loam	8.52	6.6	<div style="width: 6.6%;"></div>	85
L62D2	Storden loam	4.99	3.8	<div style="width: 3.8%;"></div>	41
L107	Webster clay loam	4.10	3.2	<div style="width: 3.2%;"></div>	88
L236C2	Lester loam	3.38	2.6	<div style="width: 2.6%;"></div>	77
236D2	Lester loam	2.93	2.3	<div style="width: 2.3%;"></div>	49
L62E2	Storden loam	1.71	1.3	<div style="width: 1.3%;"></div>	32
201B	Coland	0.68	0.5	<div style="width: 0.5%;"></div>	78
Weighted Average					82.2

Investment Land

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Zoning:

C-3 Planned
Commercial and
RR Rural Residential

Price:

\$17,500/Ac
(\$3,167,500)

Taxes:

\$4,060 Annually

Directions

From the intersection of University Ave/Hwy 163 and Hwy 65 in Pleasant Hill, travel east on University Ave/Hwy 163 approximately 0.3 miles. Turn north onto NE 60th St and continue to NE 12th Ave. Turn east onto NE 12th Ave and travel 0.4 miles. Turn north onto NE 64th St and continue 0.5 miles. Property is situated on the west side of NE 64th St.



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Listing #13745



For more information, please visit our website PeoplesCompany.com

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