

05/30/2024

Property Full Report, Lots & Land MLS # **6317841**

725 Lacona Ave.

Des Moines IA 50315

County: Polk

Type:

Status: **Active**

Contingency: **N** List Price: **\$159,500**

Sold Price:

OLP: **\$159,500**



Seller Contribution:



Map Page:

Map Coordinate:

Directions 725 Lacona Ave. Des Moines, IA 50315 (No For Sale sign on the property, seller's request)

Front Dim
LeftDim
Right Dim
RearDimensions
Lot Size SqFt **115,869.60**
LotSizeMin
Acres **2.660**

List Date **5/30/2024** DOM **0**
Input Date **5/30/2024 2:40 PM** CDOM **0**
NS Days On Market
Off Market Date
ProjClsDt
Date Closed

Property ID # **1006417000000**
Property ID #2
Property ID #3
Tax Year **2024**
Gross Taxes **\$2,020**
Net Taxes **2,020.00**
Fire #

Selling Agent - Agent Name
Co-Selling Agent - Agent Name
Sales Office ID - Office Name

TAX INFORMATION

Tax With Assessments
Assessed Valuation
Assessment Pending **No**
Plat Recorded
Homestead Desc **None**

General Property Information

Legal Desc **EX W 264F N 165F-&-EX N 5F- W 490.67F LT 7 OP SEC 16-78-24 - Parcel # 06417-000-000. The exact legal description will come from the abstract.** Power Company
County **Polk** Tillable Acres
Cross Street Pasture Acres
Complex/Dev/Sub Wooded Acres
School District Full **1737 - Des Moines Independent**
Rental License?
Land Inclusions
Drainage

Lake/Waterfront Information

Lake Name
Road Between Waterfront And Home?
Lake Acres
Elevation Highpoint to Waterfront Feet
Waterfront Frontage
Lake Depth

Builder Information

Builder Name
Builder License
Builder Restrict
Community Name
Restrict To Builders

Remarks

Agent Remarks
Public Remarks **This is a great opportunity here in Des Moines for someone to build a single family home with privacy. The property is currently zoned N5 (See bullet below for information on the regulations). The City of Des Moines Development did mention that with City Council's approval, the property could be eligible for being rezoned to an N5-2 district. Which would have the same regulations as the current district but would allow for duplex use. Improvements for the property consist of a concrete driveway, newly upgraded water hookup, city sewer at Lacona Avenue, electricity, privacy fence, and tree clearing. Properties of this size are hard to find in this area of Des Moines, so don't miss your chance at this unique property.**

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Type:

Auction

Auction YN	No	Auction Type
Auctioneer License		Is Buyers Premium

Financial

Cooperating Broker Compensation

Buyer Broker Comp: 3.5%	Sub-Agent Comp:	Facilitator Comp:
Variable Rate:	List Type:	Exclusive Right To Sell

Sale Mortgage Informaton

Financing Terms	In Foreclosure	No
Seller Contribution	Lender Owned	No
	Potential Short Sale	No
	Agent Owner	No

Remarks Financial

Contact

Listing Agent: Nick Skinner	Appointment Phone:
List Office: Iowa Land Company - 515-962-5048	
Co-List Agent:	
Showing Instructions	

This Report Prepared By: **Nick Skinner**