



# PROPERTY FOR SALE

Wapello County

**9.5**  
ACRES +/-



## PROPERTY DESCRIPTION

**PRICE: \$115,000**

This 9.5 +/- acres located just 3 miles south of Ottumwa's City Limits off paved road. This hard-to-find acreage has beautiful sunsets, rolling hills and plenty of room to build that shop, man cave or dream home. This one wont last long! A survey will be done, acres and lines are approximate.

To set up a private showing or for more information on this Wapello County, Iowa property, please contact Land Broker Jim Davis at 641-777-5484.



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

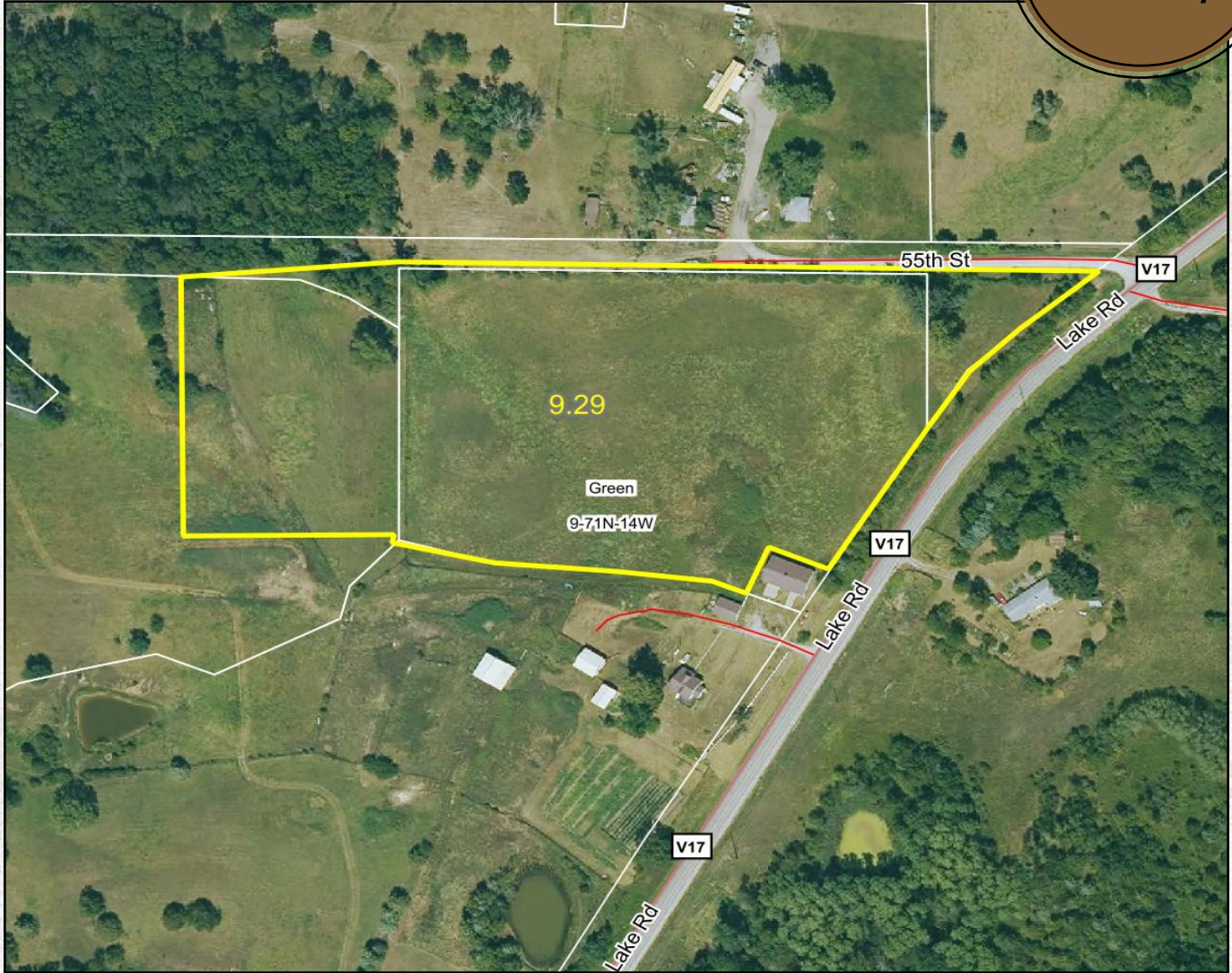
*Urbandale Office*  
2540 106th St. Suite 201  
Urbandale, IA 50322



# AERIAL PHOTO

Wapello County

9.5  
ACRES +/-



## PROPERTY SPECIFICATIONS:

### Asking Price:

\$115,000 or \$12,105/ Acre

### Legal Description:

Section 9-71N-14W

### Location:

From Ottumwa, Iowa and the corner of Lake Road and Bluegrass Road head south on Lake Road. Go south 2.65 miles and the farm is on your right (West side of Lake Road). 67 miles to Iowa City, 72 miles to Des Moines, 171 miles to Kansas City.

### Tax Information:

Taxes: TBA

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Branded in Land



# PROPERTY PHOTOS

*Wapello County*

**9.5**  
ACRES +/-







# ABOUT US

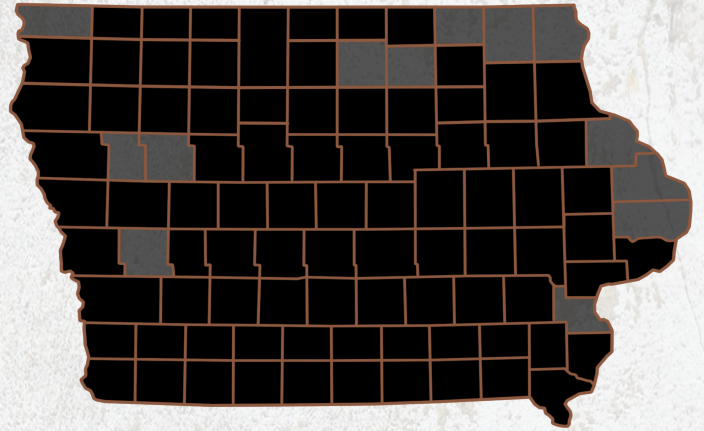
*We are Iowa Land Company*

**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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