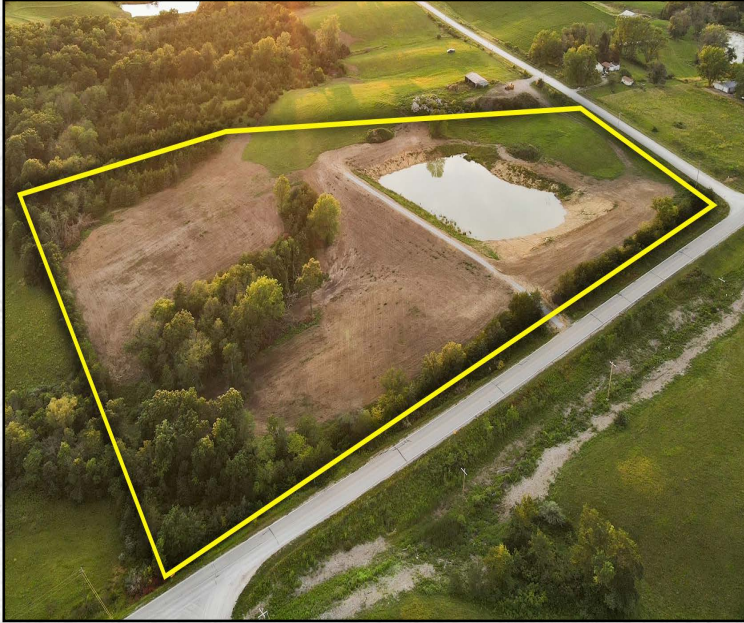




# PROPERTY FOR SALE

Wapello County

**12.5**  
**ACRES +/-**



## PROPERTY DESCRIPTION

**PRICE: \$174,000**

This hard to find 12.5 +/- acres located just 3.5 miles south of Ottumwa, Iowa on a hard surface road would make the perfect building site close to town! This tract has a newly built pond overlooking the valley to the south making sunsets breathtaking. The entrance from Lake Road or Copperhead Road creates more opportunities to build that home and shop. Being just minutes from town and on a hard surface road with a pond checks all the boxes for country living. Don't let this one pass you by! Electric and water would be nearby. Subject to survey. For more information on this property call Land Agent Jim Davis.



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

**12.5**  
ACRES +/-



## PROPERTY SPECIFICATIONS:

### Asking Price:

\$174,000

### Legal Description:

Green Township, Section 16-71N-14W

### Location:

From Ottumwa Iowa, from the corner of Lake Road and Bluegrass Road head south on Lake Road. Go south 3.75 miles and look for the sign.

### Tax Information:

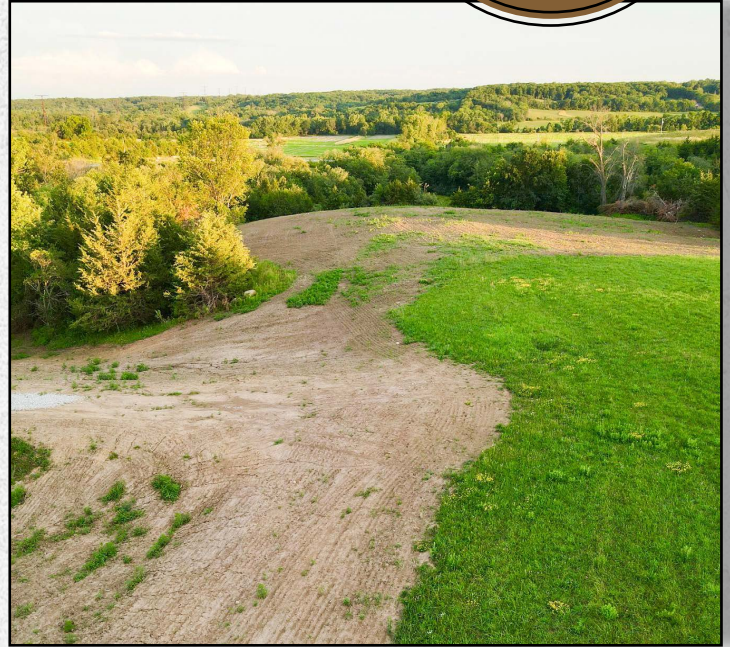
Taxes: TBA



# PROPERTY PHOTOS

Wapello County

12.5  
ACRES +/-







# ABOUT US

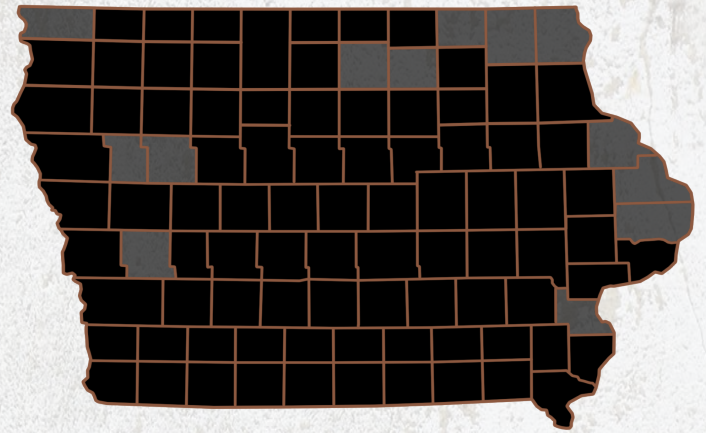
*We are Iowa Land Company*

**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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*Branded in Land*