

Midwest Land Management

FOR SALE

8.2 Acres With Development Potential



Property Location: Located at the intersection of C49 & Highway 71 Business in Storm Lake, Iowa.

Legal Description: A part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twenty-seven (27), Township Ninety-one (91) North, Range Thirty-seven (37) West of the 5th P.M., Buena Vista County, IA

- Prime Location on Highway 71 Business and C-49
- 8.2 Acres of Prime Development Property
- Seller Willing To Subdivide For Buyer
- High DOT Traffic Counts
- Zoned: RESERVE (Multiple Development Options)
- Utility and City Services Available



Broker's Note: This is a very special opportunity to acquire development land in a high traffic area in the north business district of Storm Lake. The 8.2 acres can be subdivided to meet a buyer's needs and accommodate multiple buyers. Reach out to Ben Hollesen at 712-253-5779 for complete details or to schedule a site visit.

Price: \$675,000

Geisinger Family Farms, LLC, Owner

For More Information Call Ben Hollesen • 712-253-5779.

Midwest Land Management and Real Estate, Inc.

2506 11th Avenue SW • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

www.midwestlandmanagement.com

& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. Average CSR information was obtained from Surety/Agri Data. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less".