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Gannon Real Estate & Consulting

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Property For Sale – 27.58 acres in Eastern Polk County

Asking Price - $220,000 ($7,976/acre)

Location: NE of Runnells - one mile south of the corner of SE 40th Avenue and the Polk-Jasper county line. See the maps attached or go to the pin description below.

Total Acres: 27.58
Tillable Acres: 10.53
Timber and Creek: 16 acres m/l

This is an ideal recreational tract in central Iowa with nice timber, flowing creek and cropland for income. Most of the property is in the Red Rock Flowage easement and in the 100 year floodplain so no buildings are allowed. There are approx 1.5 acres at the SW corner that are out of the bottomland and have mature trees. The farm lease is cancelled and full possession of the cropland acres is 3/1/27. The timber does not have a lease so full possession at closing. Buyer will be responsible for any fencing if they feel necessary. Flowage easement and road access easement are available if requested. Foodplot areas could be planted on the cropland or open areas on the NW non crop area.

Legal Description: Parcel 2026-8 in the NE 1/4 of the NE ¼ in 25-78-22. Polk County Iowa. See survey for more detail.

Access: Easement from the corner of Pinion Avenue (Jasper County) and SE 128th (Polk County. The bridge over Camp Creek was abandoned many years ago thus the only access is from the north.

Google Pin. lhttps://maps.app.goo.gl/kTwLZBK9bB5fmFgE6

All written offers will be presented to the owner once received with the Sellers deciding how to proceed if we get multiple offers. Do not contact the owner directly. Any potential buyers wanting to go through a real estate person needs to have the realtor contact Mark Gannon. The potential buyer should not contact Mark directly to discuss the listing. Mark Gannon and Gannon Real Estate represent the seller only. Any inspections and viewings of the property need to be scheduled so no walking the property without permission. Please do not drive on the easement in muddy conditions.

Please e-mail, text or call Mark Gannon if you have any questions.