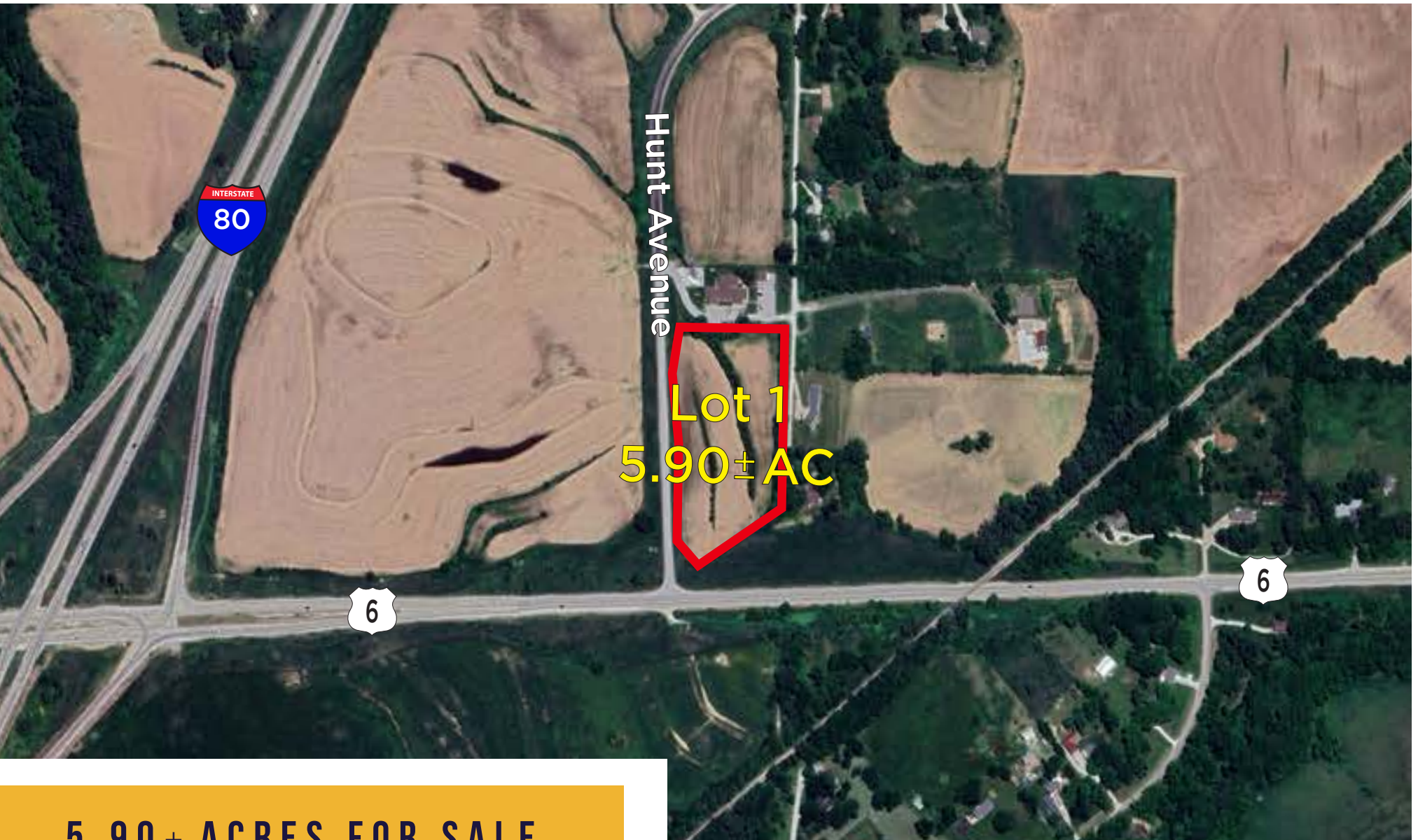


CUSHMAN &
WAKEFIELD

LUND
COMPANY

HIGHWAY 6 & HUNT AVENUE

COUNCIL BLUFFS, IA 51503



5.90 ± ACRES FOR SALE

*Agent has equity

PROPERTY DESCRIPTION

Parcels off of I-80 and Highway 6. This is currently one of two vacant parcels currently zoned agricultural and they are in the process of being zoned light industrial. Two large parcels in the immediate area are being developed for warehouse use. This I-80 location is the last undeveloped interchange in the metro area.

Asking Price:	\$2,056,032
Gross Acres:	5.90± AC
Price Per Acre:	\$348,480 Per Acre
Gross SF:	257,004± SF
Price Per SF:	\$8.00 PSF
Lot Dimensions:	Irregular
Flood Plain:	No
Improvements:	None
Utilities:	Water & Electricity
Zoning:	AG - Current LI - Planned



SITE PLAN

LOT 1

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NE 1/4 OF THE SW 1/4 AND IN PART OF THE SE 1/4 OF THE NW 1/4, ALL IN SECTION 22, T75N, R43W OF THE 5th P.M., POTTAWATTAMIE COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NE 1/4 OF SAID SW 1/4;

THENCE N00°01'43"E (ASSUMED BEARING) 121.19 FEET ON THE EAST LINE OF THE SE 1/4 OF SAID NW 1/4 TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO THE FEDERAL LAND BANK ASSOCIATION OF COUNCIL BLUFFS RECORDED IN BOOK 77 AT PAGE 9621, RECORDS OF POTTAWATTAMIE COUNTY;

THENCE N89°58'17"W 384.05 FEET ON THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED TO THE FEDERAL LAND BANK ASSOCIATION OF COUNCIL BLUFFS;

THENCE S09°44'29"W 181.89 FEET ON THE EAST LINE OF HUNT AVENUE;

THENCE S09°30'32"E 251.79 FEET ON THE EAST LINE OF SAID HUNT AVENUE;

THENCE S02°39'58"E 250.00 FEET ON THE EAST LINE OF SAID HUNT AVENUE;

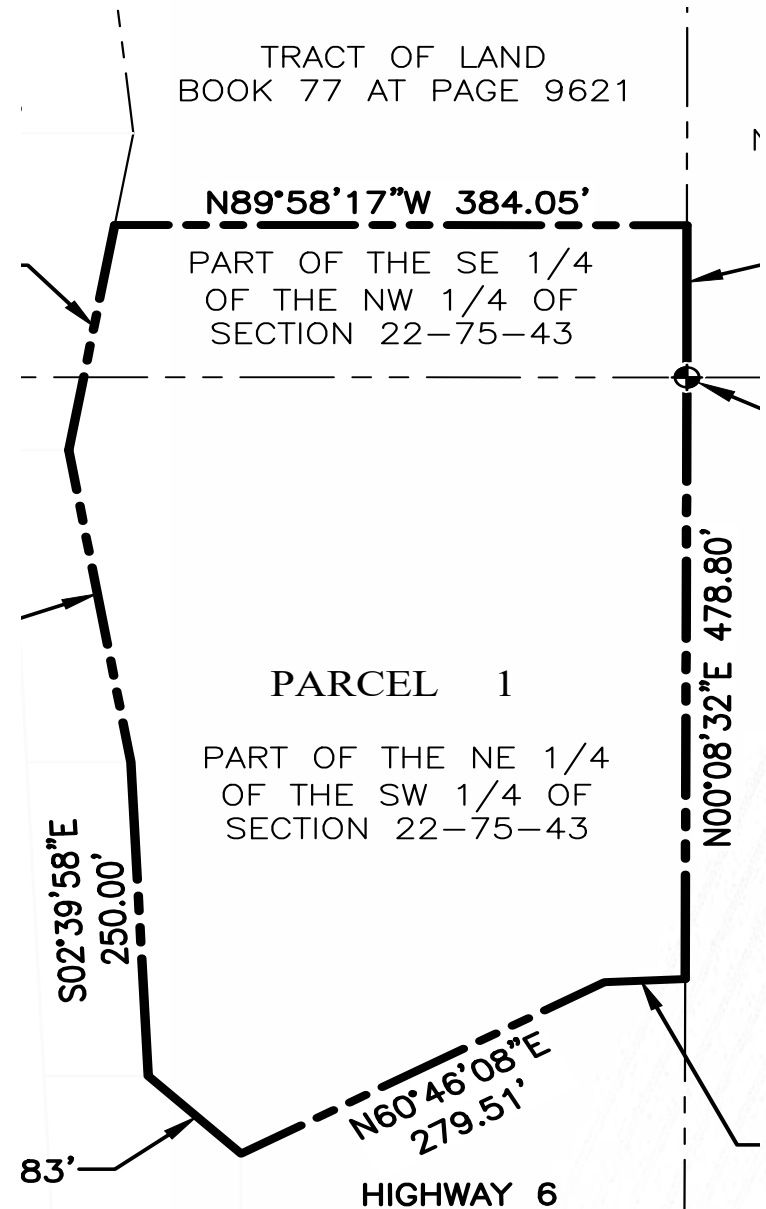
THENCE S45°13'14"E 87.83 FEET ON THE NORTH LINE OF HIGHWAY 6;

THENCE N60°46'08"E 279.51 FEET ON THE NORTH LINE OF HIGHWAY 6;

THENCE N87°20'02"E 54.15 FEET ON THE NORTH LINE OF SAID HIGHWAY 6 TO THE EAST LINE OF THE NE 1/4 OF SAID SW 1/4;

THENCE N00°08'32"E 478.80 FEET ON THE EAST LINE OF SAID SW 1/4 TO THE POINT OF BEGINNING.

CONTAINING 257,027 SQUARE FEET OR 5.90 ACRES MORE OR LESS





CONTACT

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*Agent has equity

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