



**KNAPP**  
PROPERTIES, INC.

## NW 121ST & NW 118TH AVENUE • POLK COUNTY



### LAND FOR SALE

KNAPP PROPERTIES HAS LISTED LAND FOR SALE LOCATED ON THE SOUTH SIDE OF JESTER COUNTY PARK AND ACROSS NW 118<sup>th</sup> AVENUE FROM THE JESTER GOLF COURSE. THIS PROPERTY HAS APPROXIMATELY 1700 FEET OF FRONTAGE ON 118<sup>th</sup> AVENUE AND APPROXIMATELY 930 FEET OF FRONTAGE ON 121<sup>st</sup> STREET. THE SITE HAS GREAT ACCESS TO HIGHWAY 141 APPROXIMATELY 2 MILES SOUTH VIA NW 121<sup>st</sup> STREET AND EASY ACCESS TO HIGHWAY 17 APPROXIMATELY 1.5 MILES WEST.

THIS PROPERTY HAS GREAT ACCESS TO MANY OF CENTRAL IOWA'S MOST POPULAR ATTRACTIONS, WITH SAYLORVILLE AND BIG CREEK LAKES ONLY MINUTES AWAY. JESTER COUNTY PARK AND GOLF COURSE IS ACROSS THE STREET. THE PROPERTY IS IN CLOSE PROXIMITY TO THE CITY OF DES MOINES AND ITS SUBURBS FOR WORK, SHOPPING, AND CULTURAL EVENTS, AND IS IDEAL FOR THE FAMILY WHO WANTS TO LIVE ON AN ACREAGE, BUT BENEFIT FROM BEING MINUTES AWAY FROM THE BIG CITY. FOR MORE INFORMATION, ADDITIONAL FEATURES AND A PRIVATE SHOWING, CALL TODAY!

#### LISTING BROKER

KNAPP PROPERTIES, INC.

#### EXCLUSIVELY MARKETED BY

R. KIM DREHER (515) 991-7400

JEFF SADDORIS (515) 371-3023

#### FEATURES

- Location: Unincorporated Polk County, approximately two miles west of Polk City.
- Utilities: Xenia rural water available along NW 118<sup>th</sup> and NW 121<sup>st</sup>, Electricity
- Zoning: The eastern portion of the site is zoned Suburban Estate District and the western portion of the site is zoned Agricultural District.

#### SALE PRICE

- Acres: 93.54
- Price: \$14,000 per acre

