

Scenic Attica Build Site
IA-5
Knoxville, IA 50138

\$235,000
23.500± Acres
Marion County



Scenic Attica Build Site
Knoxville, IA / Marion County

SUMMARY

Address

IA-5

City, State Zip

Knoxville, IA 50138

County

Marion County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land, Lot

Latitude / Longitude

41.239389 / -93.021125

Acreage

23.500

Price

\$235,000

Property Website

<https://arrowheadlandcompany.com/property/scenic-attica-build-site-marion-iowa/89844/>



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PROPERTY DESCRIPTION

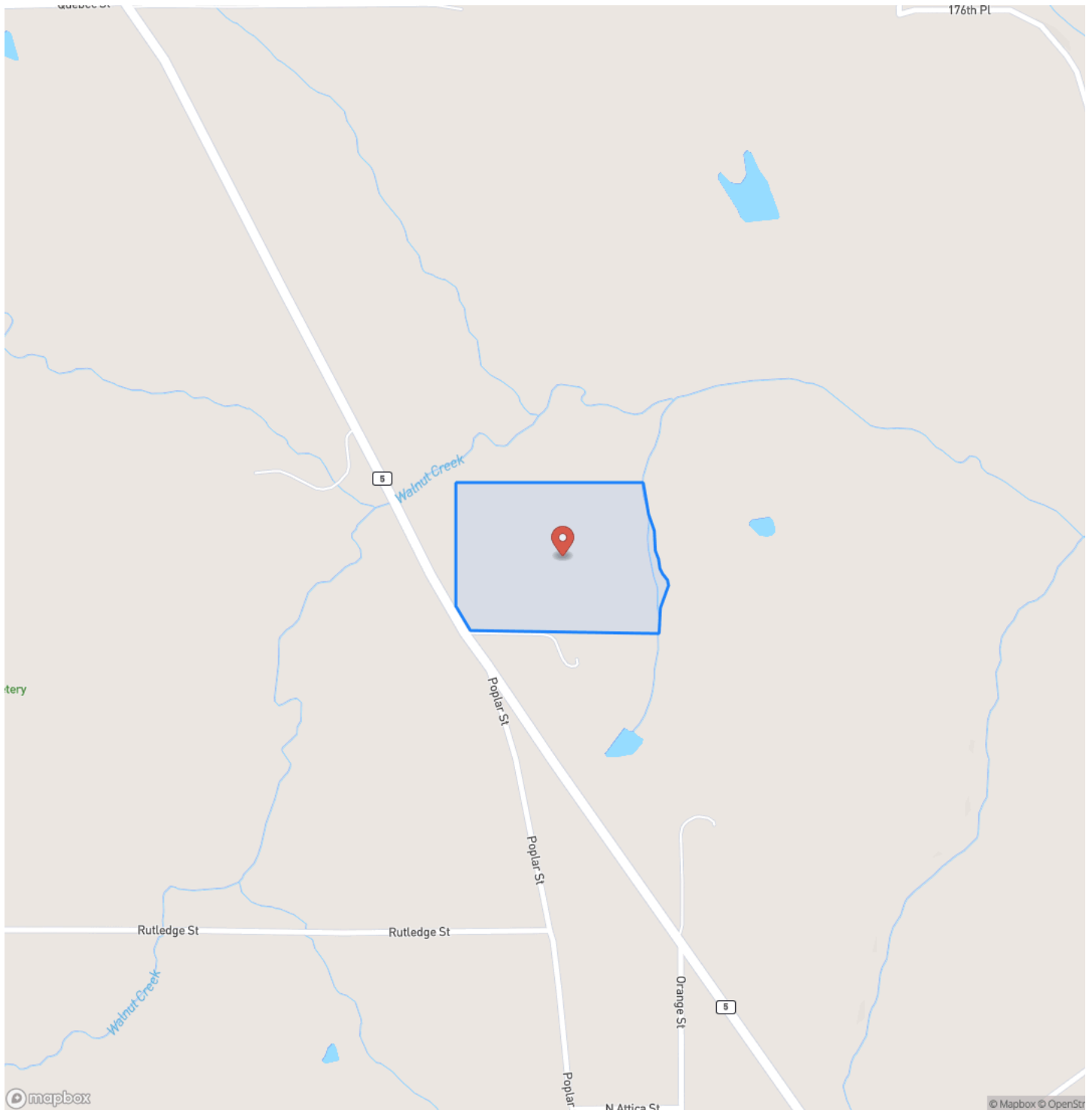
Sometimes, a property takes some imagination to view it as a place to call home. However, that is not at all the case with this scenic 23.5±acre build site in Marion County, Iowa! Take one look, and you will see that this place provides the perfect location to put down roots and build a legacy in rural Iowa—while also enjoying easy access to amenities important to everyday life. This property is conveniently located with Highway IA-5 road frontage, where you'll find electrical, water, and fiber optic cable that could be accessed to support a build in this beautiful location. Conveniently situated just outside of Attica and approximately 6 miles from Knoxville, food, fuel, quality schools, and other necessities are just a short drive away. The majority of the acreage is made up of tillable ground, providing an excellent source of annual income—or a blank slate for the homeowner to shape the property as they see fit. Switchgrass, trees, garden and/or livestock space, and plenty of room for a pond are just a few of the many options at the owner's disposal. Views to the north and east from a potential build site on the highest point of the property are stunning, allowing one to enjoy Iowa's natural beauty every day. Deer, turkeys, and other wildlife spend considerable time on the property, offering both hunting and wildlife viewing opportunities. One look at this property is all it takes to see what a great home site it could be—so don't wait to check it out for yourself! Additional acreage is available. Road access on this lot is pending Iowa DOT approval. Final acreage is subject to survey. All showings are by appointment only. If you would like more information or want to schedule a private viewing, please contact Steve Noble at [\(641\) 799-9012](tel:6417999012).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

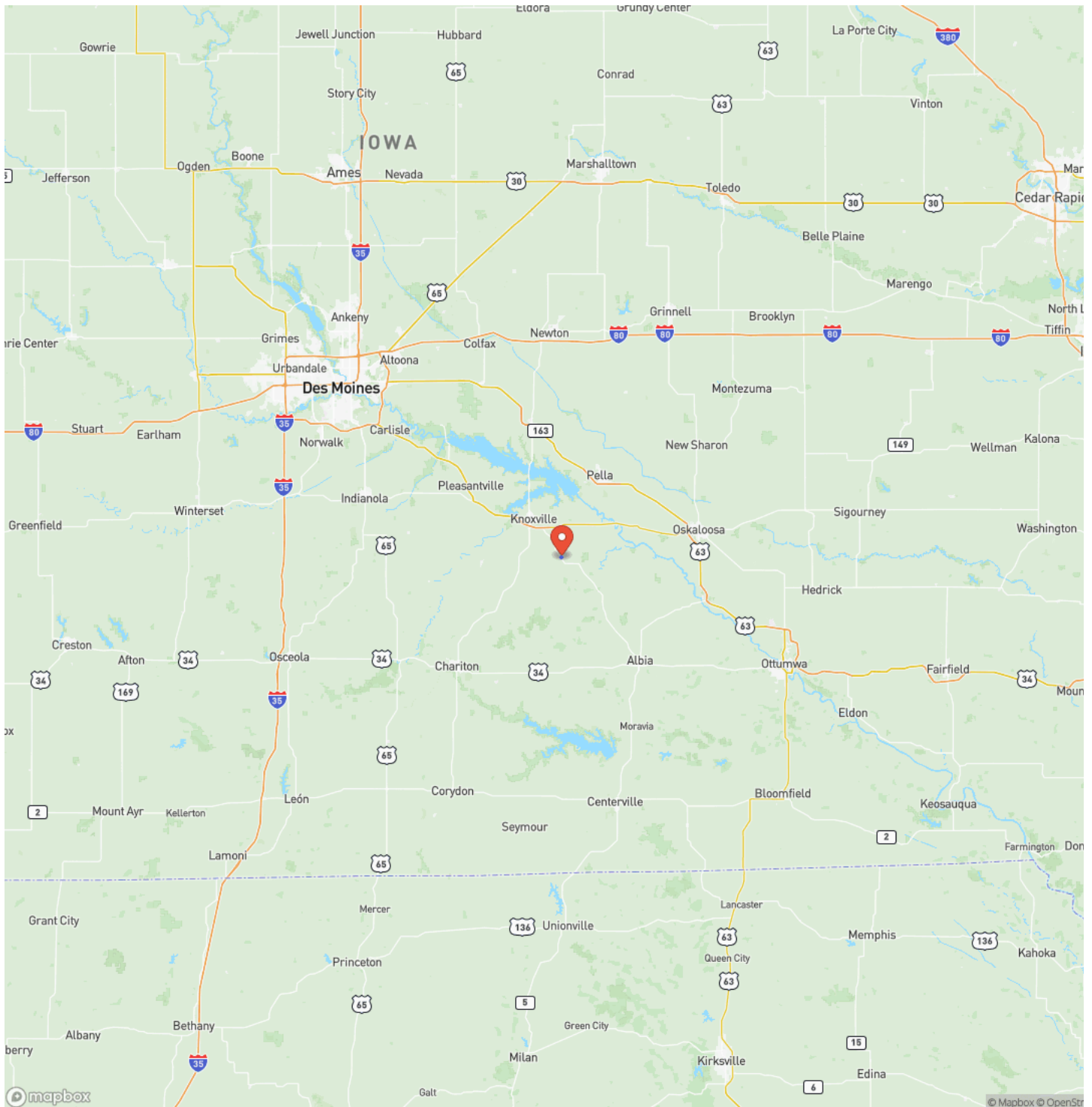
Scenic Attica Build Site
Knoxville, IA / Marion County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Noble

Mobile

(641) 799-9012

Office

(309) 331-5767

Email

steve.noble@arrowheadlandcompany.com

Address

18587 74th. St.

City / State / Zip

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

