

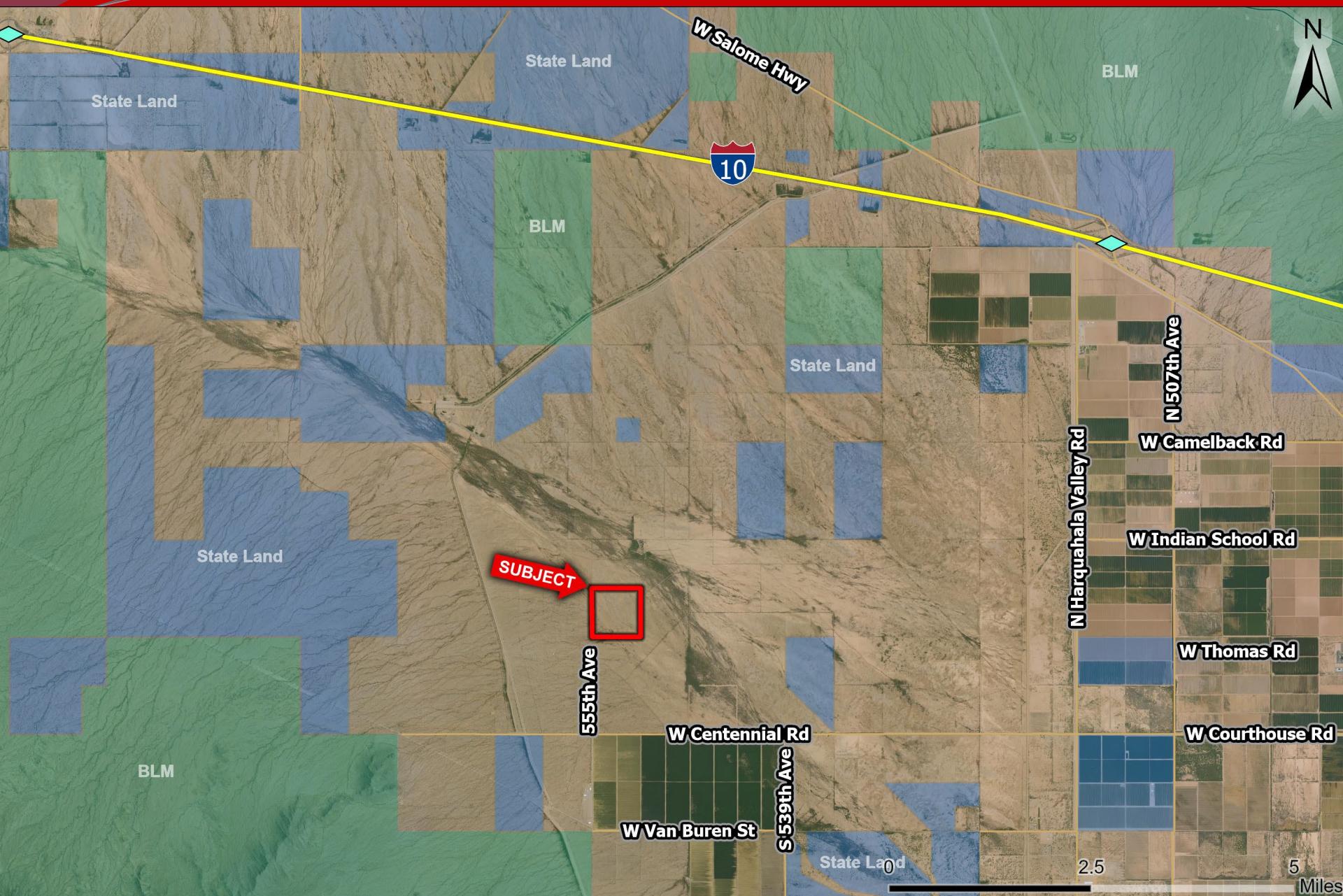
- **Location:** 555th Ave & Indian School Rd
- **Size:** 160.19 Acres
- **Taxes:** \$499.70 (2025)
- **Zoning:** RU-190
- **Price:** \$160,000 (+/- \$1,000/acre)
- **Comments:**
 - ✓ Unique speculative opportunity rarely available at this price point.
 - ✓ Strong hold asset with minimal carrying costs.
 - ✓ Potential for sand & gravel excavation.
 - ✓ Ability to control large acreage position located along two section line roads.
 - ✓ Section-line frontage enhances access and long-term value.

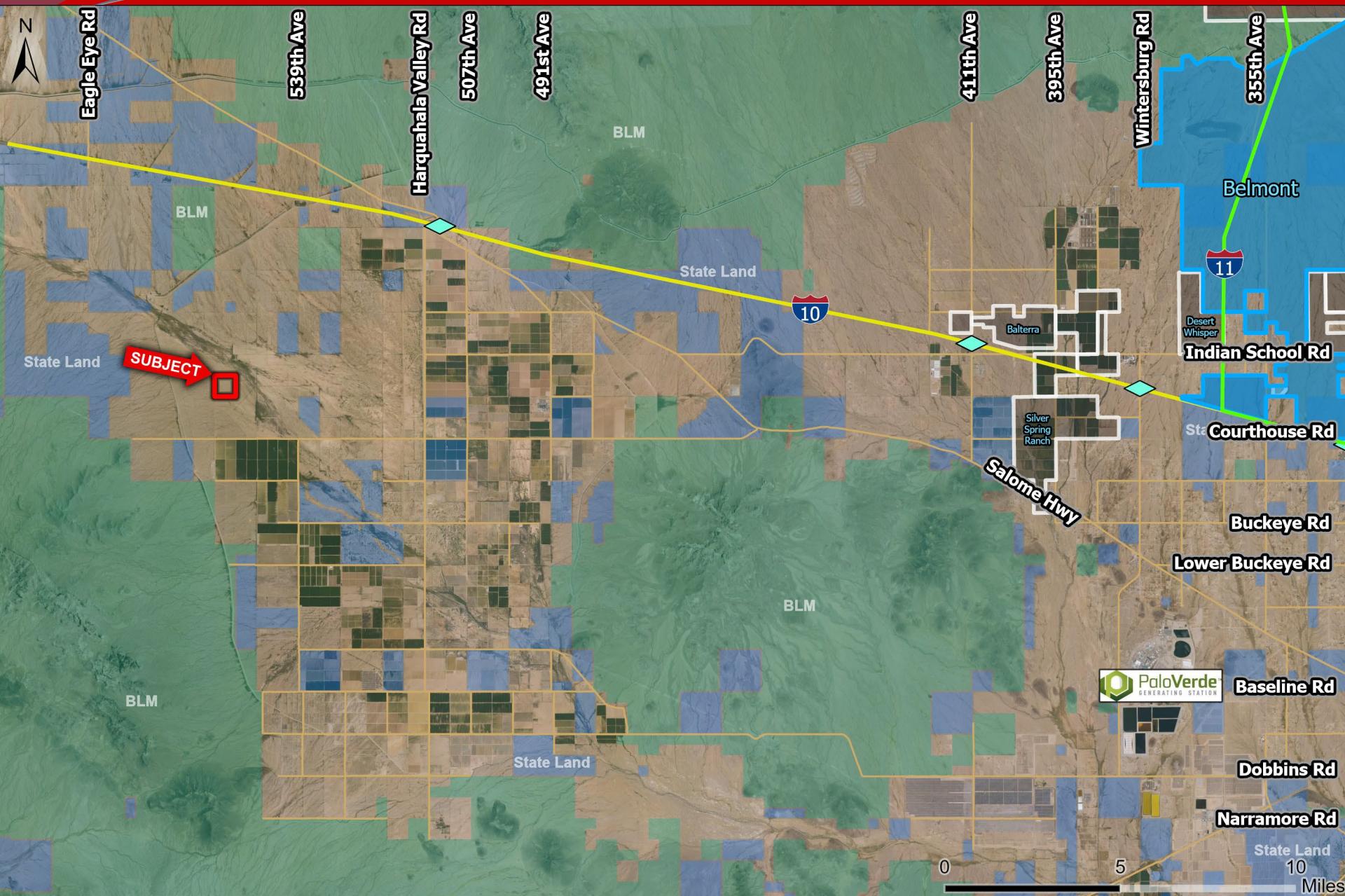
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JOE WERNER
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555th Ave

Flood
Way

Flood
Plain

Thomas Rd

SUBJECT

0

0.25

0.5

Miles

