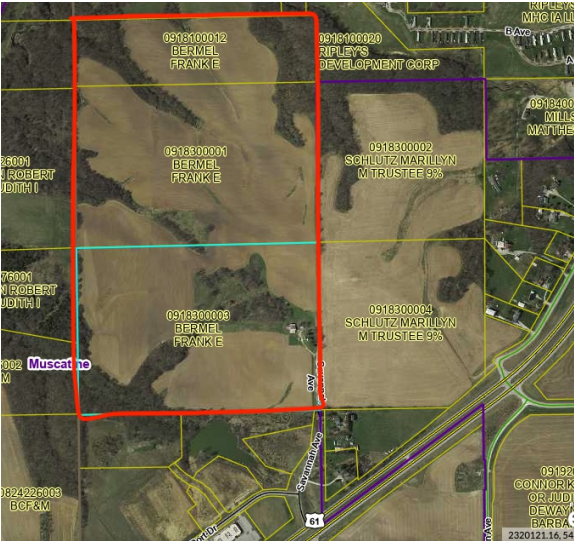


Savannah Ave Parcel

1883 Savannah Avenue | Muscatine, IA | US | Muscatine County

Available Acres: 143.5 | Sale Price: \$1,299,000



Zoning:	Residential
Within City Limits:	Yes
Site Dimensions:	6,250,860 SF
Sale Price:	\$1,299,000
Last Updated:	Dec 24, 2023

Property and Area Description

143.5 acres directly North of Menards inside Muscatine City Limits. Open for 2024 crop year. Zoned R-3, this farm is a great opportunity to invest for future expansion. 106.23 tillable with an 57.9 average CSR2 with the balance in Timber. Uninhabitable home and barn sell as is.

Population

	<b>35,068</b> 10 Mile Radius	<b>70,114</b> 20 Mile Radius	<b>412,827</b> 30 Mile Radius
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Source: ESRI®, 2024

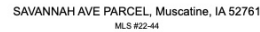
Households

	<b>14,150</b> 10 Mile Radius	<b>28,223</b> 20 Mile Radius	<b>174,622</b> 30 Mile Radius
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Source: ESRI®, 2024

Transportation

- Rail Served: Unknown
- Rail Served By: Unknown
- Rail Accessible: Unknown
- Rail Infrastructure in Place: Unknown

[illegible]

<b>Contract Information</b>					
Approved by MLS		Yes	Listing Member		
			ERIC SCHLUTZ, A.L.C. BROKER Mobile: 639-299-4407 <a href="http://www.EricSchlutz.com">http://www.EricSchlutz.com</a> 588		
Listing Office	RUHL & RUHL REALTORS	Days On Market			
	82822011				
Book Section	Farms	Begin Date	01/27/2022		
End Date	12/31/2023	Original List Price	1,435,000		
List Price	1,299,000	Contract Terms	No		
	2.0	Owner	Frank E. Bernal Esteite		
Realtor/COM Type	Land	Status	Active		
Status Change	01/27/2022				

Property Type	Land	School District	Muscatine
Lot Acres	143.50	Tillable Acres	106.26
Zoning	R-3	Taxes	4,060.01
Named Parcel #	0918300003, 09118300001, 0918100012		
Directions	Directly North of Menards and behind the Unity Point Clinic		
HOA Y/N	No		
<b>Address</b>			
County	Muscatine		

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