

# **47.5 Acres Land (approx.)**

*Listed price:  
\$34,250.00 Per acre*

- ❖ *Currently Zoned Ag*
- ❖ *1/4 mile Western Ave. frontage*
- ❖ *1/4 mile Highway 106 frontage*
- ❖ *Easy access to I-29 at the new Tea Exit*
- ❖ *East access to I-229 at Western Ave. Exit*
- ❖ *Great opportunity for future development*
- ❖ *Legal Description:  
South Part SE ¼, Ex W  
830' and Tronsons 2<sup>nd</sup>  
Addn.  
Section 21-100-50*

*Information deemed  
reliable, but not  
guaranteed*

# **LAND FOR SALE**



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