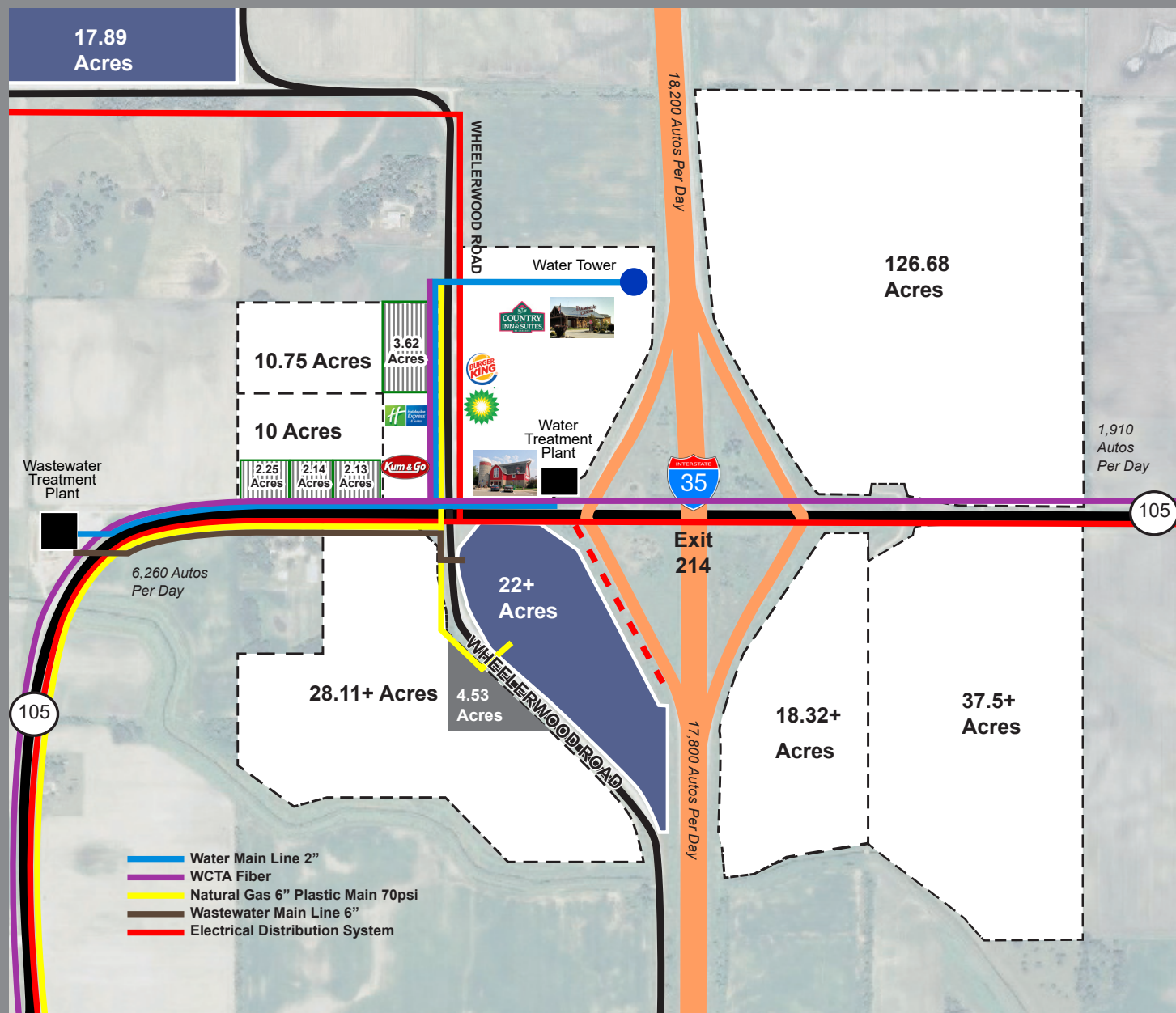


# 22 ACRES OF COMMERCIAL/RETAIL ZONED LAND FOR SALE



**ELECTRIC | Heartland Power Cooperative**  
 Jon Leerar  
 CEO/General Manager  
 jleerar@heartlandpower.com  
 (800) 349-2832 office

**TELECOM/FIBER | WCTA**  
 Mark Thoma  
 CEO  
 markthoma@wctatel.com  
 (800) 592-6105 office

**WATER/WASTEWATER | People Service**  
 Chris Maiers  
 Environmental Health Specialist  
 cmaiers@peopleservice.com  
 (319) 883-6554 cell

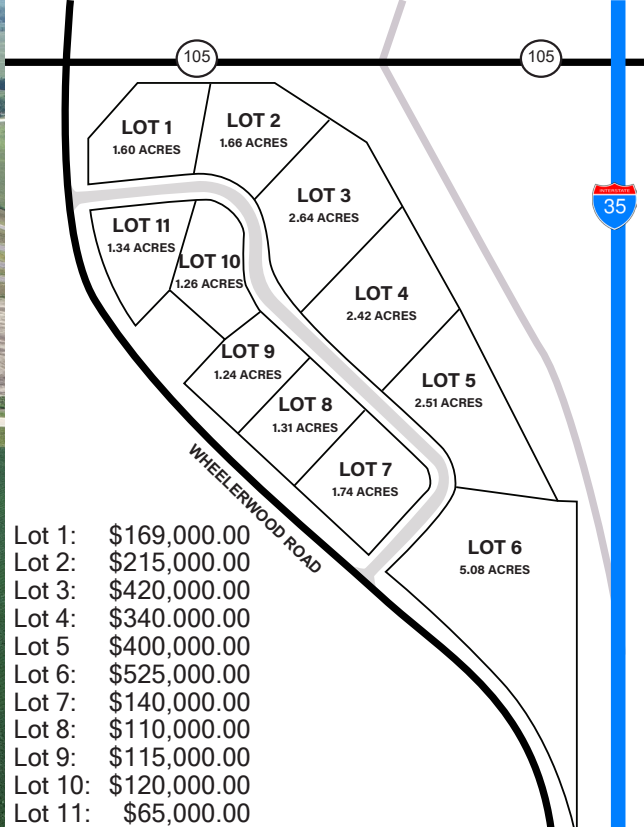
**NATURAL GAS | Black Hills Energy**  
 Chris Bengtson  
 Account Manager  
 chris.bengtson@blackhillscorp.com  
 (515) 343-2027 office



MELISSA MICHAELIS, Executive Director  
**WINN-WORTH BETCO**  
 Director@Winn-WorthBetco.com

**CALL 641-592-0800**

# 22 ACRES OF COMMERCIAL/RETAIL ZONED LAND FOR SALE



|         |              |
|---------|--------------|
| Lot 1:  | \$169,000.00 |
| Lot 2:  | \$215,000.00 |
| Lot 3:  | \$420,000.00 |
| Lot 4:  | \$340,000.00 |
| Lot 5:  | \$400,000.00 |
| Lot 6:  | \$525,000.00 |
| Lot 7:  | \$140,000.00 |
| Lot 8:  | \$110,000.00 |
| Lot 9:  | \$115,000.00 |
| Lot 10: | \$120,000.00 |
| Lot 11: | \$65,000.00  |

## ZONING SUMMARY:

The "C-2" District is intended to provide space for a wide variety of highway service commercial uses, including highway and other retail uses not permitted in other C Districts. It is intended that this district be located along major streets, highways or Interchange areas and not close to residential areas.

## DISTRICT REGULATIONS:

- Minimum Lot Area - None
- Front Yard Setback - 30 feet
- Rear Yard Setback - 30 Feet
- Side Yard Setback - None (5' if a side yard is provided) Maximum Height - 35 feet and/or 2.5 stories

## LOCATED AT INTERSTATE 35 EXIT 214

- North to Minneapolis.....111 miles (1 hr 48 min)
- North to Albert Lea ..... 16 miles (18 min)
- East to Northwood .....7 miles (11 min)
- West to Lake Mills ..... 11 miles (15 min)
- South to Des Moines ..... 134 miles (2 hr 4 min)
- South to Ames ..... 105 miles (1 hr 38 min)



MELISSA MICHAELIS, Executive Director  
**WINN-WORTH BETCO**  
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