

FOR SALE

4TH STREET

4TH STREET MARNE, IA 51552



PROPERTY DESCRIPTION

Sale Description

Rare opportunity to acquire approximately 28.91 acres of land in Marne, Iowa, offering excellent potential for investment, agricultural use, agribusiness operations, or future development. Located along Jefferson Street with convenient access to major transportation corridors, the property provides strong connectivity to Atlantic, Council Bluffs, Omaha, and the greater southwest Iowa region. The site features a desirable blend of open land and rural surroundings, making it well-suited for a variety of potential uses. As demand for land continues to grow throughout western Iowa, this property presents an attractive opportunity for investors, developers, and owner-users seeking a strategic location with long-term upside potential.

OFFERING SUMMARY

Sale Price:	\$499,900
Lot Size:	28.91 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	0	2	8
Total Population	1	6	27
Average HH Income		\$108,921	\$108,921

Ferguson

fergusoncrest.com

ROY JENSEN

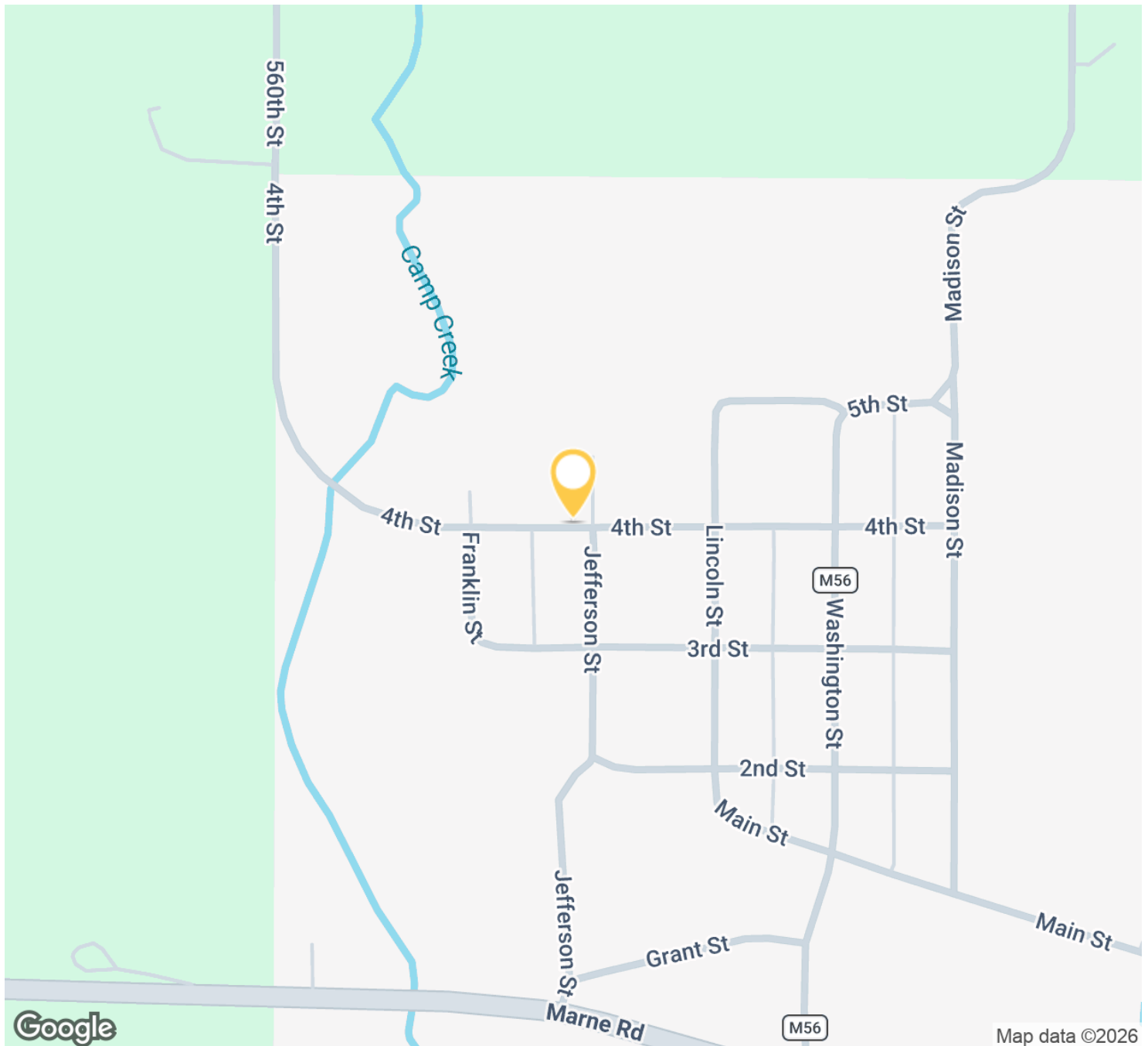
515.803.2895

roy@fergusoncrest.com

FOR SALE

4TH STREET

4TH STREET MARNE, IA 51552



Ferguson

fergusoncres.com

ROY JENSEN

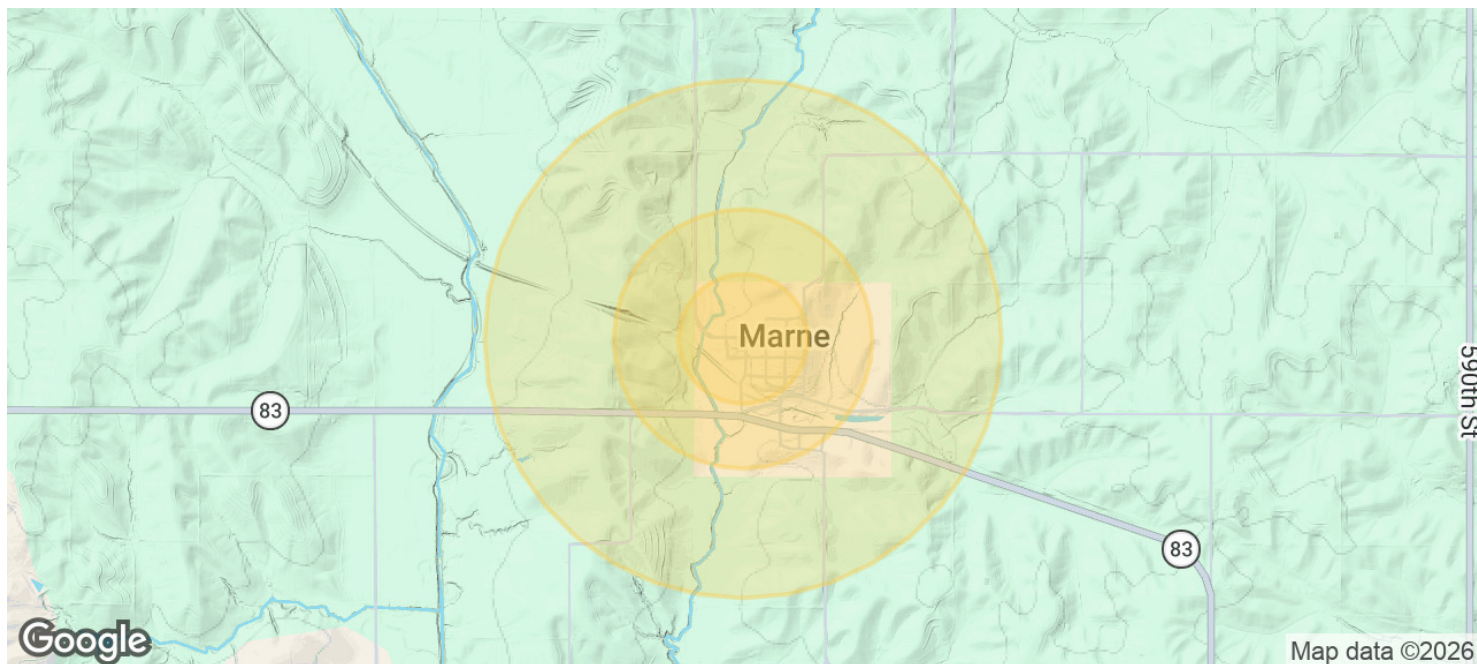
515.803.2895

roy@fergusoncres.com

FOR SALE

4TH STREET

4TH STREET MARNE, IA 51552



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1	6	27
Average Age	56.7	37.8	33.6
Average Age (Male)	50.1	33.4	29.7
Average Age (Female)	67.0	44.7	39.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	0	2	8
# of Persons per HH		3.0	3.4
Average HH Income		\$108,921	\$108,921

Ferguson

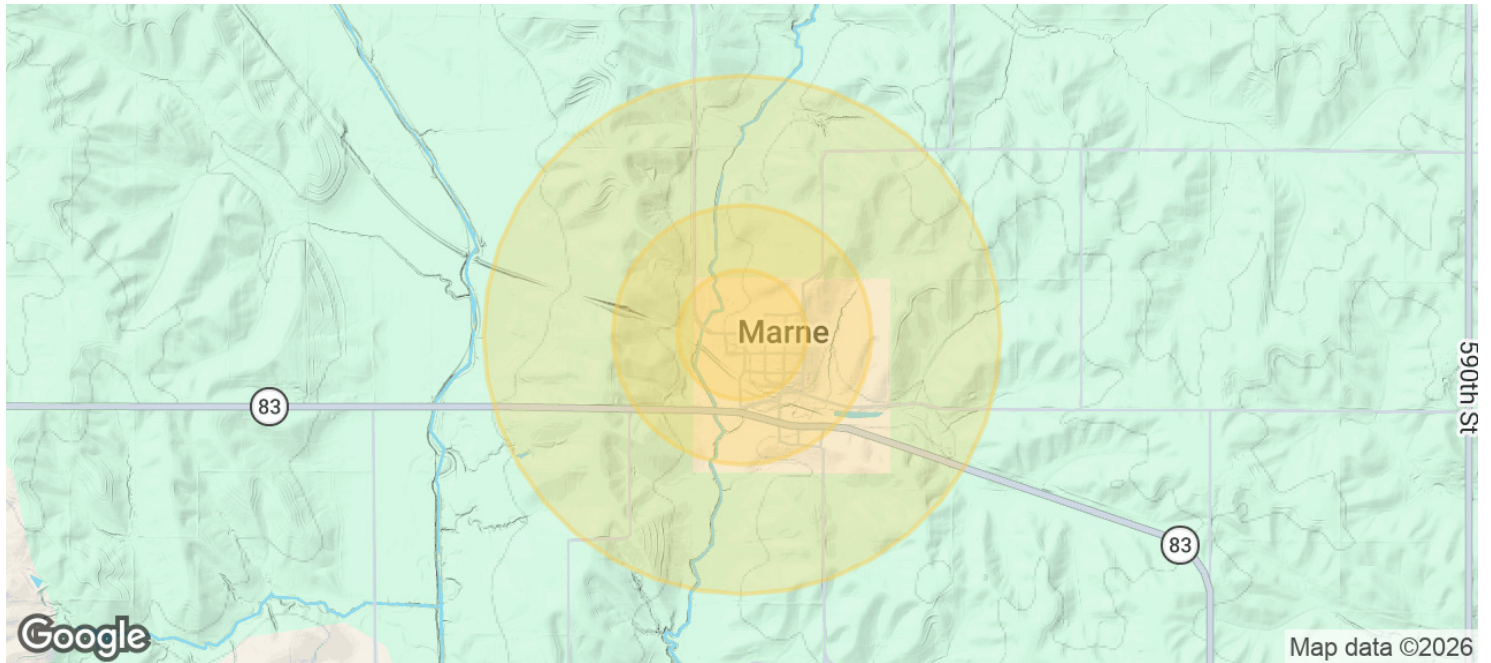
fergusoncres.com

ROY JENSEN
515.803.2895
roy@fergusoncres.com

FOR SALE

4TH STREET

4TH STREET MARNE, IA 51552



Average House Value

\$186,824

\$186,824

2023 American Community Survey (ACS)

Ferguson

fergusoncres.com

ROY JENSEN

515.803.2895

roy@fergusoncres.com