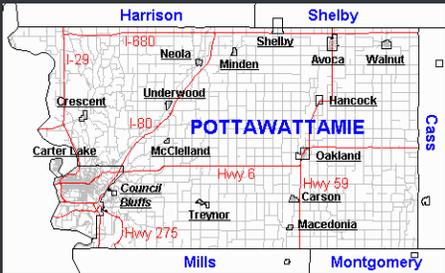


Rural Pottawattamie County Tour



McClelland

Youngest Population & Tied for Highest Median Income



McClelland has one of the youngest and smallest populations of our rural towns. The town's goal is to stay under 250 residents, and are not looking to grow much. They are more focused on quality of life. After recently annexing in an agriculture company, they are happy with where they are right now. One of the biggest draws of this town is a wonderful restaurant/bar the Dew Drop Inn which features a Taco Tuesday bringing in people all the way from Omaha.

Population: 129
Median Income: \$90,227

Treynor

Excellent Schools & Prairie Crossing Vineyard



Treynor is on the edge of seeing some big changes. Treynor Schools allow open enrollment and have more students who are open enrolled, than in the town itself. It has long been recognized as a school that has a lot to offer it's students, especially in the arena of sports. They also boast the extremely fun and impressive Prairie Crossing Winery and Vineyard, which draws in connoisseurs from around the state. Thanks to their close proximity to CB and Omaha Treynor is on the verge of of big things coming soon!

Population: 1,013
Median Income: \$75,286

Macedonia

Amazing Art Walk & Historical Bed and Breakfast!



Macedonia is a very small town with a huge heart! Donia, as it is referred to by the locals; boasts a historic downtown, filled with Art Shops, a restaurant, and a historic play house. Donia has an extremely well attended Donia Days, filled with bed races and a combine shooting candy, which usually brings in 3x the amount of people who actually live in the town. Donia has a good amount of land surrounding their town, that they are interested in developing, and a strong will to grow.

Population: 254
Median Income: \$64,479

Carson

Historic Movie Theater & Amazing Rodeo



Carson boasts the historic Dreamland Theater, in Downtown Carson where locals can enjoy a movie for \$5.00 and popcorn for only \$.50 cents, just like the old days. Just 14 miles from Treynor on HWY 92 Carson has a brand new community building, which is perfect for hosting weddings and events. It also has a truly unique main street, which includes the perfect road for parades. Through the tireless efforts of the locals the Carson Rodeo is known by many and usually brings in around 2,500 people in one weekend. Carson is also primed for development with its expansive land available.

Population: 845
Median Income: \$64,479

Oakland

Impressive Industrial Foundation & Brand New School



Oakland has one of the most developed and successful Industrial Foundations in Pottawattamie County. After initial funds given through the Iowa West Foundation and the city, the industrial foundation has been able to build infill housing while maintaining a profit to roll into future projects. Oakland also has a brand new, state of the art 6-12 school complete with full football, baseball and soccer fields. Oakland is primed for growth given it's impressive water treatment plant and upgraded sewer to accommodate progressive thinkers.

Population: 1,585
Median Income: \$67,505

Hancock

Botna Bend Park & Gress Locker



Hancock has one of the best kept secrets in all of Iowa. Botna Bend Park and Wildlife Refuge is not just a camp ground, located on the Nishnabotna River, the park also has a heard of Elk and Bison in the middle of the park for you to observe and photograph. The Bison heard even has a rare albino Bison. Hancock will be undergoing a significant sewer upgrade putting them perfectly poised to welcome new and emerging business'. Hancock also has Gress Locker, where you can get some of the best cheese and game meat around.

Population: 169
Median Income: \$ 68,00

Avoca

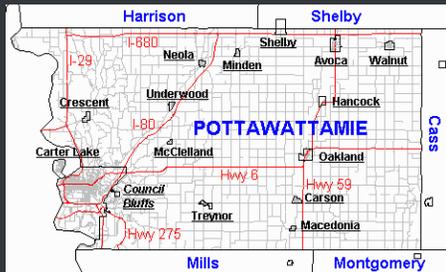
Cutest Downtown & Great New Housing



Avoca has gone through some major renovations lately, one of the biggest being their revitalization of the downtown area. The approximately 1/2 mile has music piped into the streets and tons of shops and restaurants along the way. Avoca's Industrial Foundation has worked hard to create a development of quality new construction homes. Avoca has a lot of history in it, including a court house that is on the National Historic Registry. With quick and easy access to I-80, and 2 industrial sites, shovel ready with infrastructure, they are primed for growth.

Population: 1,378
Median Income: \$52,845

Rural Pottawattamie County Tour Cont.



Walnut

Antique City Walk & a Bakery to Die For



Walnut, the Antique City is truly a thing of beauty. This town has not only embraced but cherished their history and the history around them. Walnut boasts several antique stores, a gun shop, the incredible Roberts Bakery and a 1950's themed ice cream shop. They have a remarkably progressive city council and offer \$5,000 grant to any company wanting to locate in town. With recently upgraded water and sewer, and being located just off I-80, this town is ready and willing to grow. They currently have one site right off the I-80 Exit.
Population: 688
Median Income: \$52,845

Shelby

The Corn Crib & Progressive Thinking



While the whole City of Shelby is technically not in Pott. County, half of Shelby is located in Pott. County. In fact one of Pott. Counties largest employers Menards Distribution Center is located inside the city limits of Shelby. They also have two industrial sites with amazing interstate access which are technically located in Pott. County. This town is only small in size, not innovation. Shelby's City Council is not just interested in growing their town, but making their city a powerhouse in progressive City government.
Population: 619
Median Income: \$52,757

Minden

Brand New Downtown Streetscape & Big Things on the Horizon



There are many great things to say about Minden, but possibly one of the most exciting in the recent past was the incredible work they have done with the awarded Iowa West Foundations grant money to update and improve their downtown streetscape area. Minden is primed for growth as it has just expanded their borders by Annexing in boarding land with aspirations to developing those areas with housing or business. The city is also expanding out their water and sewer capabilities.
Population: 629
Median Income: \$62,120

Neola

Hoo Doo Days & The Original Buck Snort



Neola is a small city with a HUGE celebration to celebrate their passion for inclusion and fun! Hoo Doo Days, which brings in thousands of people always takes place on Labor Day weekend. This event has everything a person could desire, from every kind of tournament you could dream of to amazing vendors from all throughout the state this weekend is filled with fun and games. Neola is also the birth place of the Buck Snort, a restaurant that has been successfully expanding quickly throughout Iowa.
Population: 909
Median Income: \$62,120

Underwood

Tied for Highest Median Income & Indoor Sports Complex



Underwood is home to one of peoples favorite snacks, Jack Links Distribution Center. Just take one drive around the city and you can quickly see their dedication to quality houses, and supporting their school. Underwood has several tennis, soccer, softball and baseball complexes available for citizens of this great town. They also has several industrial sites available with incredible access to I-80.
Population: 844
Median Income: \$90,227

Crescent

Skiing in the Morning, Wine Tasting in the Afternoon



Crescent is only a 10 min drive from downtown Council Bluffs. This is such a short drive to find some incredibly unique things in this gem of a town. Our suggestion is to take a couple runs at Mt. Crescent Ski Area, head to Henry's Dinner (nothin' finer), and finish it all off with a tasting at Loess Hills Vineyard and Winery. The best part of this fun weekend itinerary, you won't have to drive over 15 miles to get to any one of these things! Crescent has a lot to offer, including several industrial sites, meaning they are primed and ready for expansion.
Population: 542
Median Income: \$82,328

Advance Southwest

Thank You!

Iowa Corp.