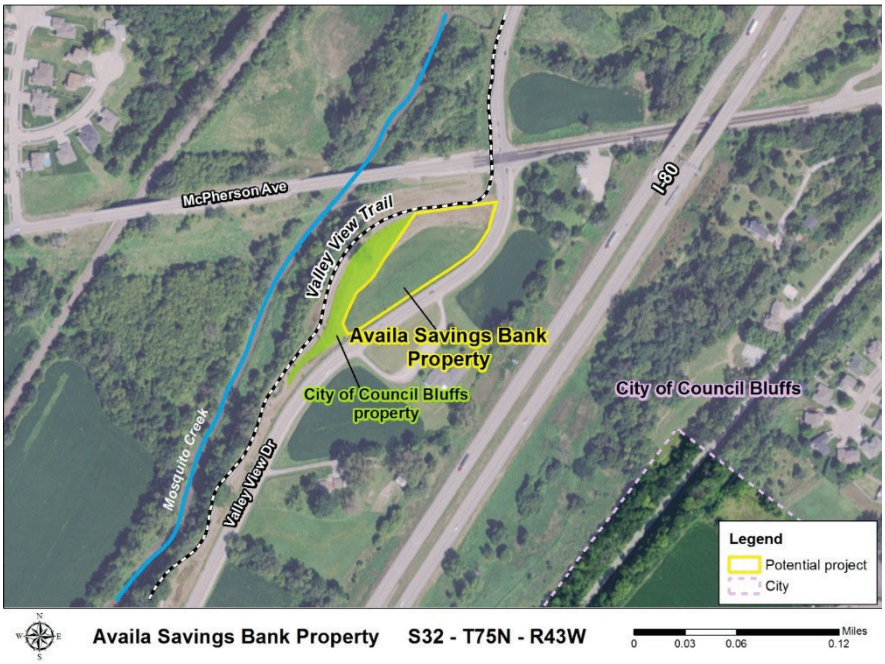
Summary: Donation of a 1.7-acre property adjacent to a city trail in Council Bluffs with transfer to the City of Council Bluffs.

Property Location: Within the City of Council Bluffs near McPhearson Avenue and Valley View Drive in Section 32, Township 75 North, Range 43 West.



Project Description: Availa Bank contacted INHF about donation of a small parcel of land in Council Bluffs. The property is one that was foreclosed on by the bank and they have been unsuccessful in reselling. The 1.7-acre property lies adjacent to a city trail, Valley View Trail, which eventually connects with Wabash Trace Nature Trail (previous INHF project). INHF will take title to the property and transfer to the city with deed restrictions ensuring it remains open space and is not developed for uses other than public recreational uses.

Conservation and Priority Values: The property is currently cool season grasses that has been mowed periodically by the bank. The property would have multiple restoration opportunities including native grasses or native tree plantings. Additional open space protection will also provide a more quality experience for users of the adjacent Valley View Trail and would provide some additional wildlife habitat in the area.

Funding and Communications: The property is being donated and transfer costs are likely to be less than $100. Communications of the donation will be coordinated with the City of Council Bluffs.

Management: INHF ownership of the property will be short and the property will likely be transferred by spring, so very little management will be necessary over the winter. INHF will discuss potential restoration opportunities on the property with the City.