

21.33 Acres,
Story County,
IA



BUILDABLE ACREAGE SITE ¼ MILE FROM HARD TOP ROAD

Property Information

Location

From Nevada: Take Co. Rd. S14 3½ miles south to 280th St., then ¼ mile east.

From Maxwell: Take Hwy. 210 west to S14, then north 6 miles to 280th St., then east ¼ mile.

Property lies on the south side of 280th St.

Legal Description

Parcel "C" in the NE Fr¼ NW Fr¼ Section 6, Township 82 North, Range 22 West of the 5th p.m. (Indian Creek Twp.)

Price & Terms

- \$105,000
- \$ 4,922.64/Acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed

Estimated Real Estate Tax

Est. Taxes Payable in 2013-2014: \$282

Net Taxable Acres: 20.65

Est. Tax per Net. Tax. Ac.: \$13.66

Property recently surveyed. Taxes are estimated pending final determination by Story County Assessor.

Soil Types / Productivity

Primary soils are Spillville and Lester.

- **CSR:** 71.5 per AgriData, Inc., 2012, based on 21.07 acres.

Land Description

Level to steep.

Buildings/Improvements

None

Water & Well Information

Central Iowa Rural water on property. No known wells. Indian Creek runs along eastern edge of property from north to south.

Comments

Buildable parcel per Story County Planning and Zoning.

Good deer and turkey hunting property.

