



RESIDENTIAL DEVELOPMENT POTENTIAL 2.49 Acres, M/L, Dallas County, IA

Date: Thurs., Dec. 5, 2013

Time: 10:00 a.m.

Auction Site:

American Legion Hall

Address:

2830 130th St.

Woodward, IA 50276

Property Information

Location

Located on the south side of North 2nd St. between N. Maple Ave. and N. Walnut Ave. in City of Woodward.

Legal Description

Lots 1, 2, 3, 4, 7, 8, 9, 10, 11, 12 & 13 in Block 3 of Dilenbeck's First Addition to the Town of Woodward, Dallas County, IA: and that portion of Colton St. lying

directly south of said Block 3, exclusive of the present 16' alley, described as beginning 63.3' south of the SE corner of said Block 3, thence north 63.3', thence southwesterly to the SW corner of said Block 3, thence south 63.3', thence northeasterly to the point of beginning, all in the City of Woodward, Dallas County, Iowa (Des Moines Twp.)

Real Estate Tax

Current owner is Exempt

School District

Woodward Granger

Utilities

City of Woodward

Mail

Woodward

Zoning

Zoned R-2, One and Two Family Residential District

Trade Centers

- Woodward/Granger/Madrid
- 16.5 miles to Grimes/18.5 miles to Waukee-West Des Moines area (easy access on Hwy. 141)

Buildings/Improvements

None

Water & Well Information

No known wells. City water .

Comments

Opportunity to purchase development property within City Limits of Woodward. Property can be developed with single family homes. Some mature trees on property.

Chris Smith

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Aerial Photo and Maps

Auction Information

Method of Sale

- Property will be sold as a single tract of land.
- Bids will be total \$ for the property.
- Seller reserves the right to refuse any and all bids

Seller

State of Iowa through Department of Natural Resources

Agency

Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

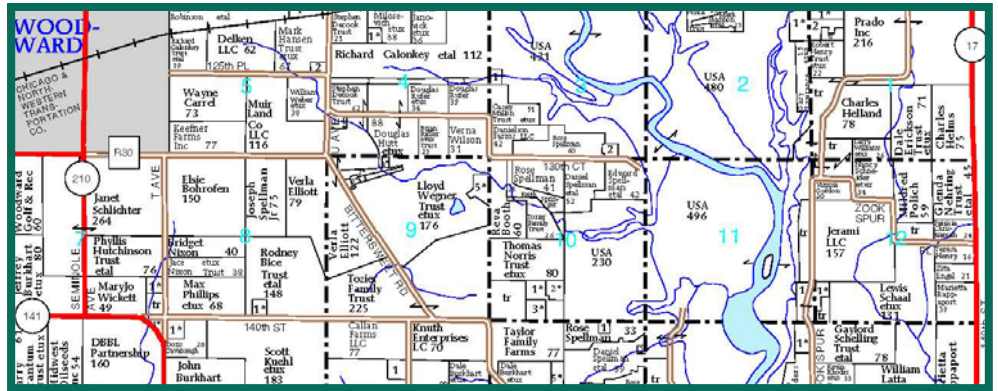
Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on January 9, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur January 9, 2014. Taxes will be prorated to January 9, 2014.

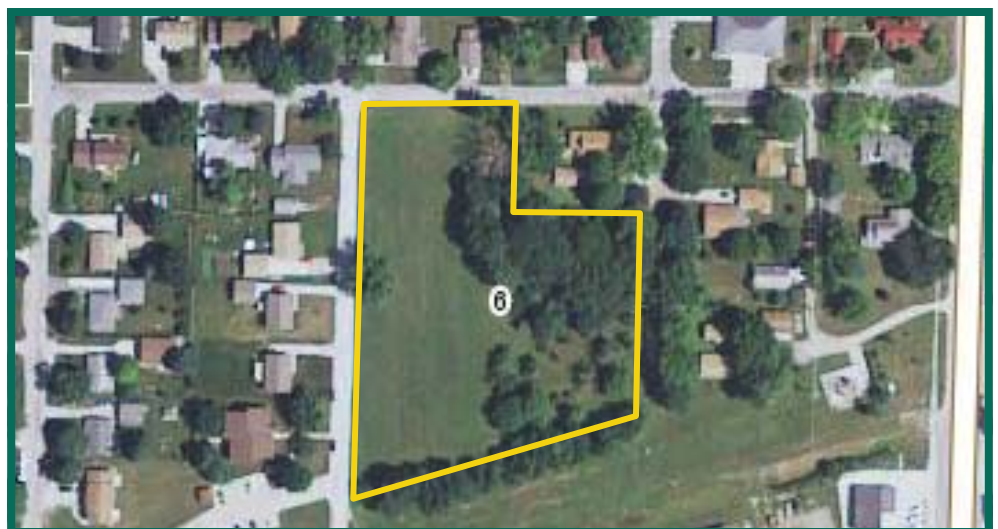
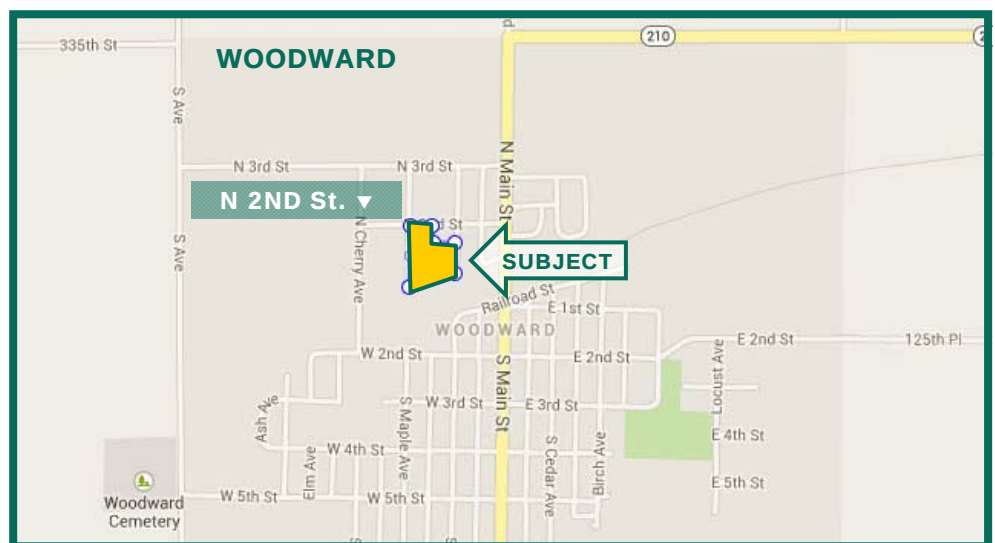
Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.



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