



**We are Pleased to
Present for Sale
30 Acres
Jones County, Iowa**

OWNERS:	Michael A. and Debra K. Cooper
LOCATION:	From Anamosa: 3 miles northwest on Buffalo Road.
LEGAL DESCRIPTION:	NW ¼ NE ¼ SW ¼ and S ½ SE ¼ NW ¼ Section 29, Township 85 North, Range 4 West of the 5 th P.M., Jones County, Iowa.
PRICE & TERMS:	\$180,000- \$6,000 per acre. 10% upon acceptance of offer and balance at closing.
POSSESSION:	Negotiable.
TAXES:	2008-2009, payable 2009-2010 – \$114.00 - net - \$3.80 per taxable acre. There are 30 taxable acres.
SCHOOL DISTRICT:	Anamosa Community School District.
BUILDINGS:	None.
CAVE:	This property includes one of the most unique caves in Iowa. There have been artifacts found in this cave dating from 5,000-10,000 years ago.
ACCESS:	Access to this property is provided over a 30' wide easement. See Listing Broker for exact details.
ADDITIONAL LISTING:	The Seller also owns 1 acre of timber up along the road. This 1 acre timber is listed for sale at \$35,000. This would make an attractive home site.
BROKER'S COMMENTS:	This property would make an attractive building site in the timber and bluffs of rural Jones County. Privacy and wildlife make this an attractive home site for everyone. The unique cave offers the opportunity to explore into history.

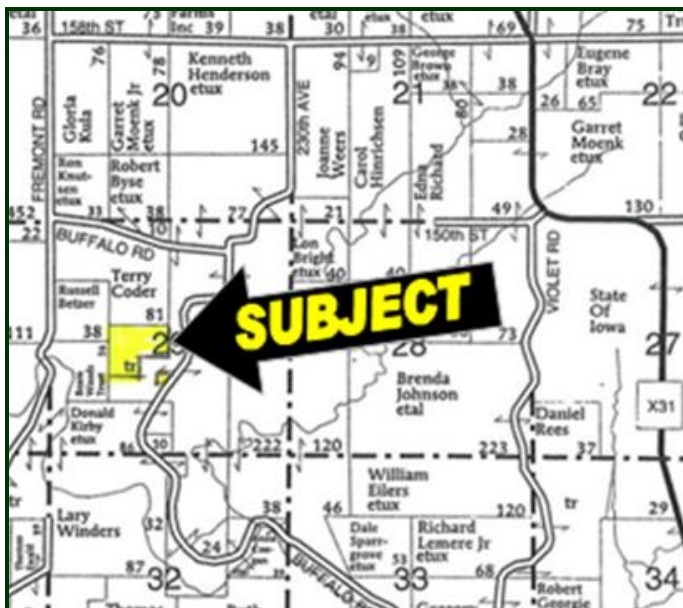


Bluffs



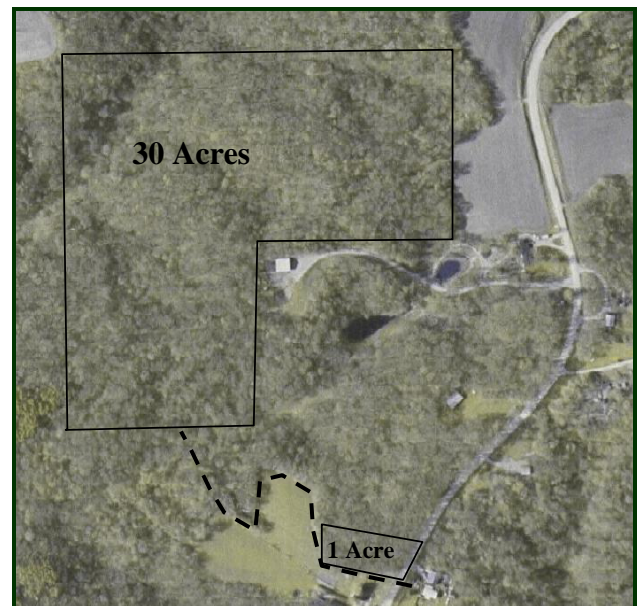
Dry Run

Plat Map



Permission for reproduction of map granted by Farm & Home Publishers

Aerial Map



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [MV REAL ESTATE](mailto:info@mvrealestate.com)

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HFMGT.COM

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