



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

LOCATION:	From Anamosa Intersection of Hwy. 151 and X40: 3 ½ miles south on X40, 1 ¼ miles east on Newport Road. Farm is located on north side of the road.
LEGAL DESCRIPTION:	SW ¼ and that portion of NW ¼ lying west of the Wapsipinicon River and that portion of the NE ¼ laying west of the Wapsipinicon River, all in Section 32, Township 84 North, Range 3 West of the 5 th P.M., and the N ¼ NW ¼ NW ¼ Section 5, Township 83 North, Range 3 West of the 5 th P.M., Jones County, Iowa.
PRICE & TERMS:	\$940,000- \$3,950 per acre. 10% upon acceptance of offer and balance at closing.
POSSESSION:	Negotiable. Subject to a pasture lease.
TAXES:	2008-2009, payable 2009-2010 - \$1,456 - net - \$6.13 per taxable acre. There are 237.69 taxable acres.
SCHOOL DISTRICT:	Olin Consolidated School District.
AVERAGE CSR*:	ArcView Software indicates a 34.6 CSR on the entire farm.
BUILDINGS:	
<i>Cabins/Storage Shed:</i>	24' x 40', galvanized steel siding, concrete floor, two 9' x 7' overhead doors. There is a 19' 6" x 23' cabin area located in this storage shed.
<i>Living Area:</i>	Carpet and vinyl flooring, ceiling fan, electric stove, refrigerator, sink, table and 4 chairs.
<i>Bathroom:</i>	Sink, shower, stool and 40 gallon hot water heater.
SEPTIC SYSTEM:	Plastic tank east of cabin without leach field.
WELLS:	Drilled well with submersible pump and hydrant located approximately 40' southwest of cabin/storage shed. Plastic pressure tank buried by well.
PIPELINE:	Williams pipeline crosses this property from north to south.
CAVE:	Natural walk-in cave located in bluff.
PONDS:	Two ponds.

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.

EASEMENT:

The southeast entrance is accessed through a perpetual easement.

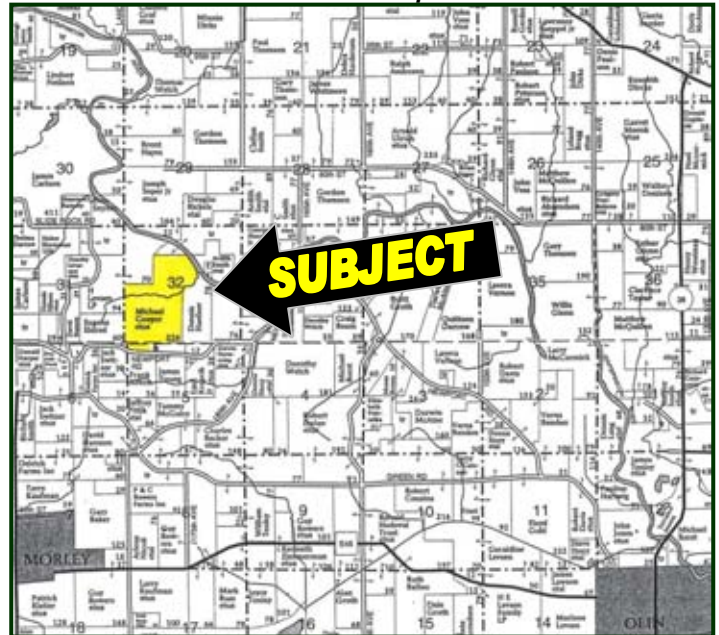
BROKER'S COMMENTS:

Beautiful timber/pasture with assortment of trees including: hickory, white oak, red oak and black cherry. Bluffs and ½ mile river frontage along the Wapsipinicon River. This farm provides good pasture for cattle or horses. You must see this property to appreciate it! Cabin and storage shed provide you with your private getaway.

Aerial Map



Plat Map



Permission for reproduction of map granted by Farm & Home Publishers

Timber and Pasture



Bluffs



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River



Timber



Timber and Pasture



Bluffs

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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