

Land For Sale

ACREAGE:

7.93 Acres, m/l

LOCATION:

Allamakee County, IA



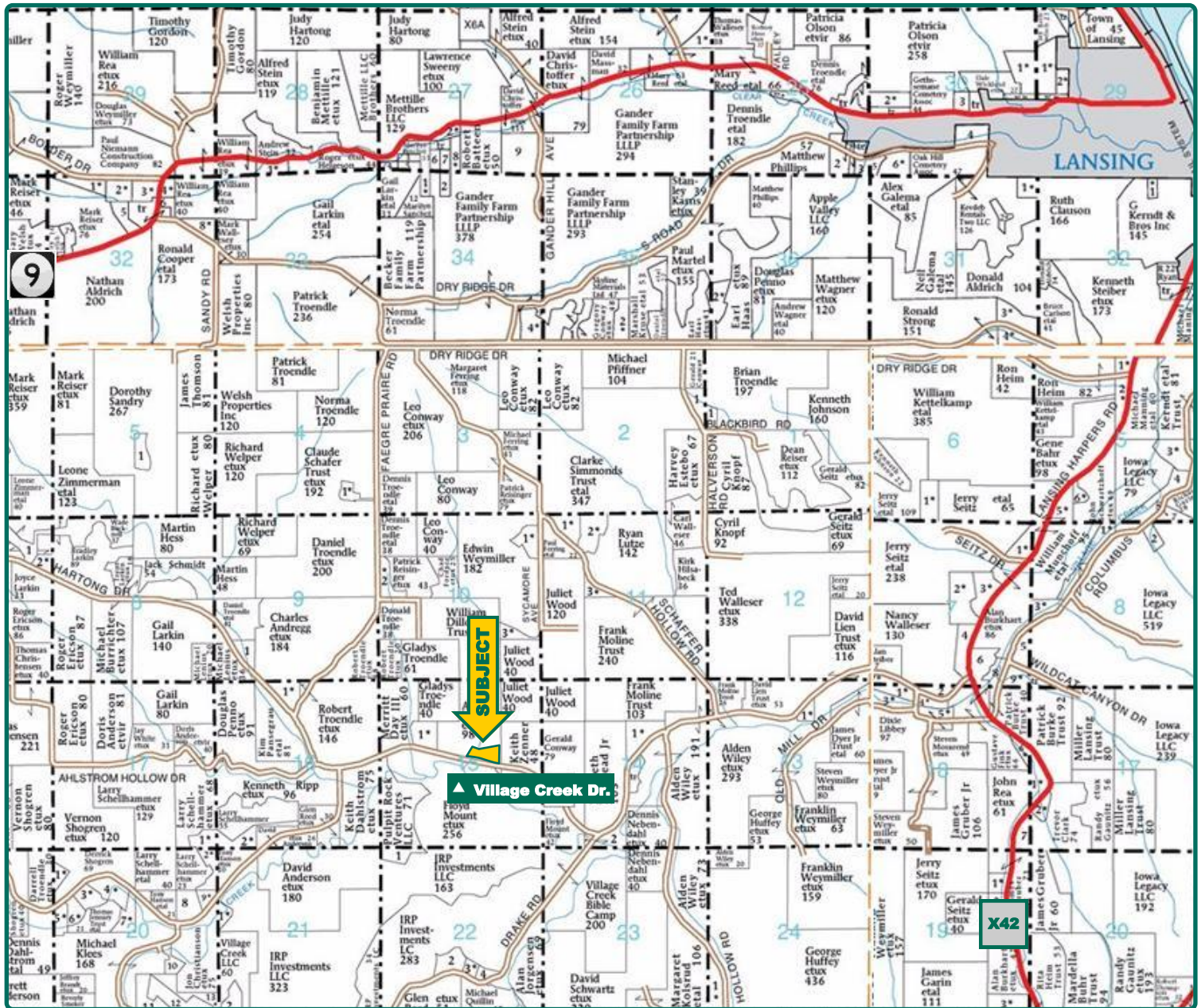
Property *Key Features*

- Acreage in Scenic Valley of Northeast Iowa
- Grain Bin Rental Income Potential
- Mixture of Timber, Goat Prairie, and Hay Ground on Property

Justin S. Bahr
Licensed Salesperson - IA
JustinB@Hertz.ag

319.234.1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Cal E. Wilson
Licensed Salesperson - IA
CalW@Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Justin S. Bahr
Licensed Salesperson - IA
JustinB@Hertz.ag

319.234.1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Cal E. Wilson
Licensed Salesperson - IA
CalW@Hertz.ag



Total Acres:	7.93
Crop Acres:	N/A
Corn Base Acres:	N/A
Bean Base Acres:	N/A
Soil Productivity:	N/A CSR2

Property Information

7.93 Acres, m/l

Location

Approximately 1 mile northwest of the Village Creek Bible Camp and Retreat Center. Or, 8 miles southwest of Lansing.

Address

1656 Village Creek Dr.
Lansing, IA 52151

Legal Description

Section 15, Township 98 North, Range 4
West of the 5th P.M., Allamakee County,
IA.

Price & Terms

- \$150,000

Possession

Negotiable

Real Estate Tax

Taxes Payable 2017 - 2018: \$936
Net Taxable Acres: 7.93

Dwelling

- 1 1/2 Story Frame built in 1878, 1,937 sq. ft. living area.
- 4 Bedroom / 1 Bath
- Central Air
- Forced Air Gas Furnace
- Unfinished Basement

Buildings/Improvements

- 30' x 63' Steel Machine Shed, Morton built in 1974.
- 2 - 30' x 19' Steel Grain Storage Bins with 10,000 bu. capacity each, built in 1975 and 1979.
- Detached Frame Garage - 20' x 20' with overhead door.

Water & Well Information

Sand point well. Well inspection completed with satisfactory results.

Septic Information

New distribution box installed. Transfer Inspection completed.

Comments

- Opportunity to buy an acreage in a scenic valley in NE Iowa.
- Approximately 1 acre of hay ground income in addition to bin rental income.
- Seller reserves the two old open sheds on west side of driveway.

Justin S. Bahr

Licensed Salesperson - IA
JustinB@Hertz.ag

319.234.1949

6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Cal E. Wilson

Licensed Salesperson - IA
CalW@Hertz.ag



Justin S. Bahr
Licensed Salesperson - IA
JustinB@Hertz.ag

319.234.1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Cal E. Wilson
Licensed Salesperson - IA
CalW@Hertz.ag