

# Land For Sale

**ACREAGE:**

**9 Acres, m/l**

**LOCATION:**

**Johnson County, IA**



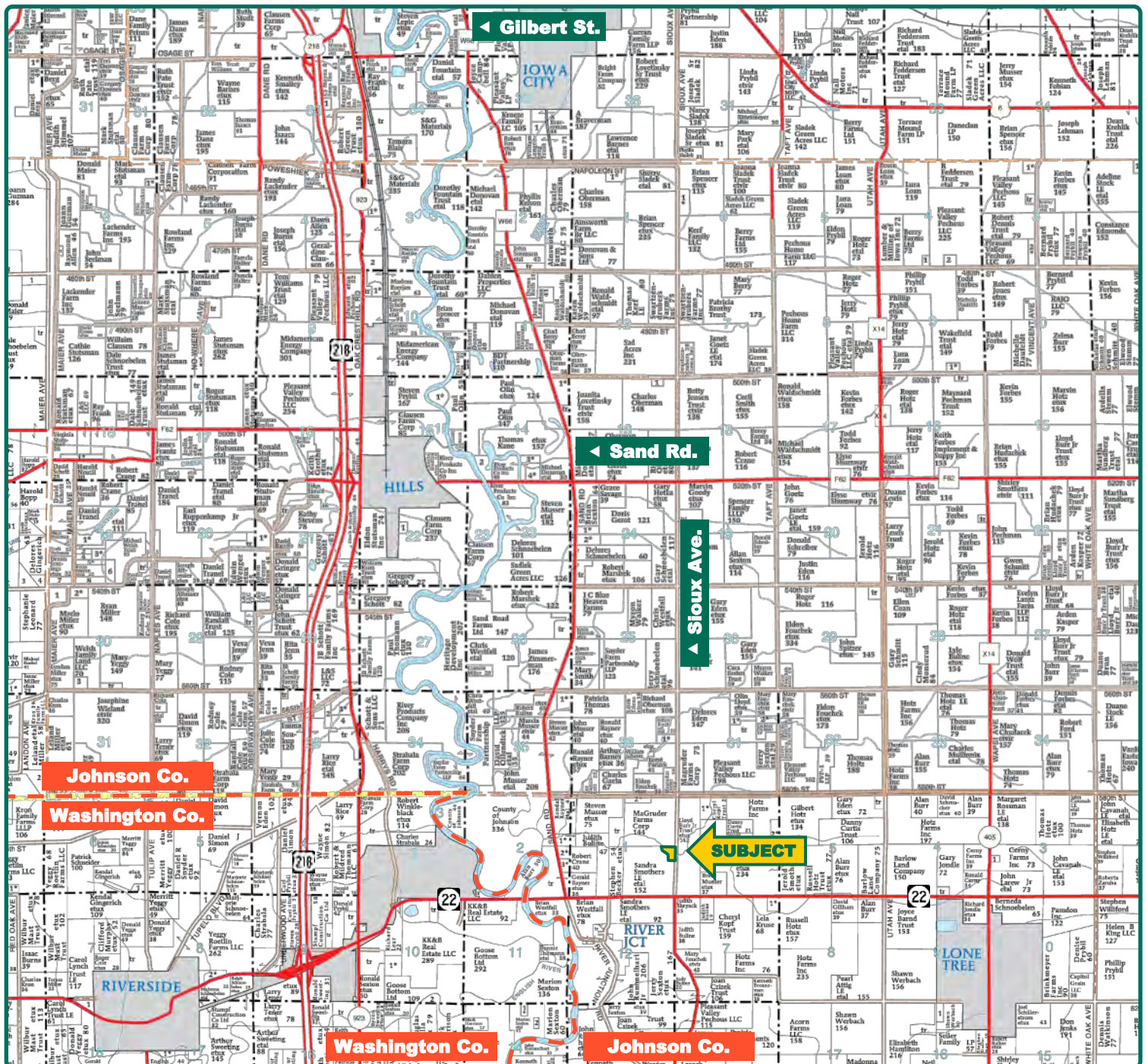
## **Property** *Key Features*

- **Attractive Johnson County Building Site**
- **Mixture of Mature Timber, Creek, and Cropland**
- **Rare Opportunity to Purchase a Building Site in Johnson County**

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## Property Information

### 9 Acres, m/l

#### Location

**From Iowa City— US-218 S and Exit 89:** 8¼ miles south on US-218, take Exit 80, 3½ miles east on Hwy 22, and ⅔ mile north on Sioux Ave. Property is located on the west side of the road.

**From Lone Tree:** 3 miles west on Hwy 22, and ⅔ mile north on Sioux Ave. Property is located on the west side of the road.

#### Legal Description

9 acres more or less located in the NE corner of the SE¼ of Section 1, Township 77 North, Range 6 West of the 5<sup>th</sup> P.M., Johnson County, Iowa. The exact legal description to be determined by a survey.

#### Price & Terms

- \$188,500
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable

#### Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$180.00\*

Net Taxable Acres: 9\*

Tax per Net Taxable Acre: \$20.00\*

\* Estimated pending survey of property.

#### School District

Lone Tree Community School

#### Land Description

Gently rolling to rolling.

#### Comments

This is a rare opportunity to purchase an attractive wooded building lot in rural Johnson County, located minutes from Iowa City. The timber is a mixture of hardwoods, and includes an attractive creek crossing through the lot.

#### Additional Land For Sale

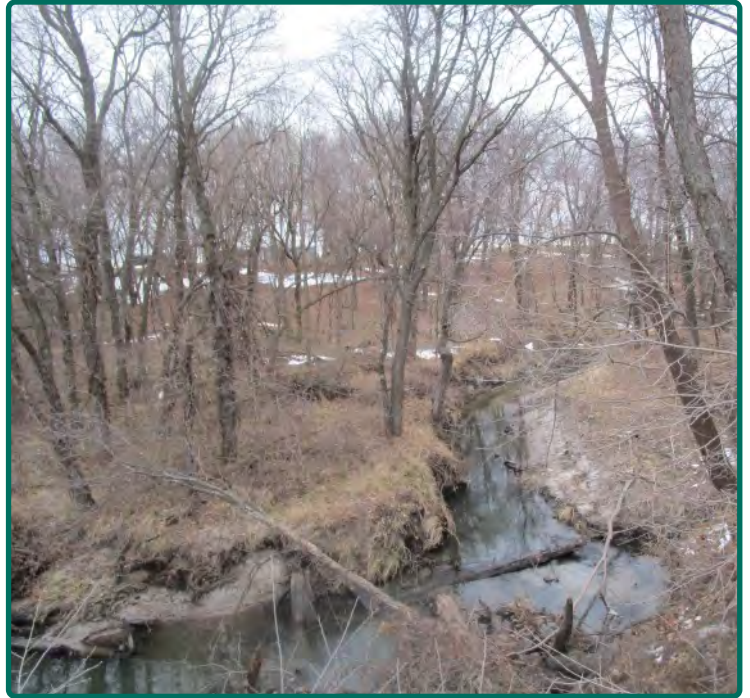
Seller has 3 additional tracts of land available for sale. See Additional Land Aerial Map.

*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, unless otherwise stated. All property boundaries are approximate.*

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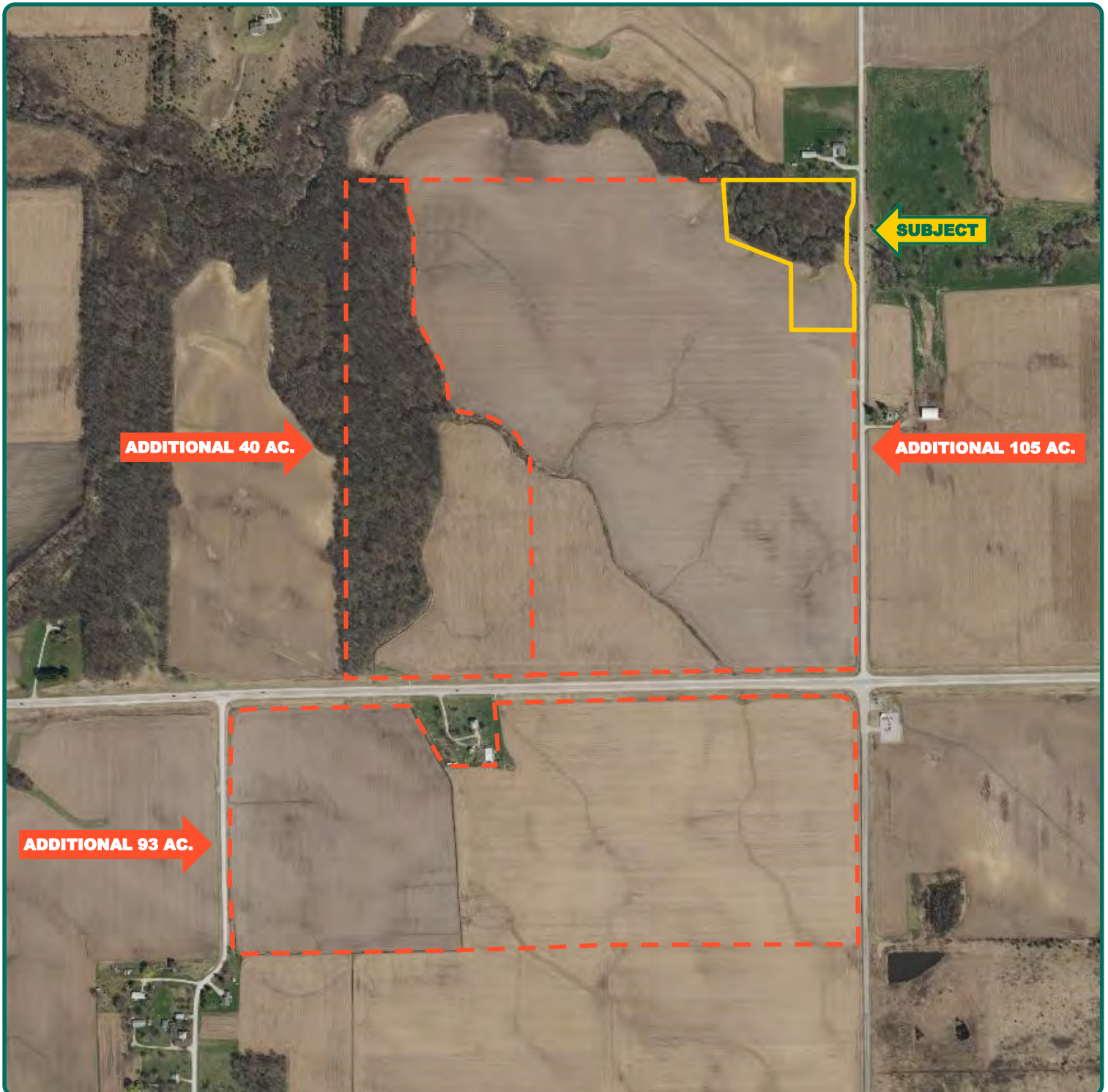


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# Additional Land Aerial Map



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