



Land For Sale

ACREAGE:

LOCATION:

10.52 Acres, m/l

Tama County, IA



Property *Key Features*

- Amazing Recreational & Building Site Opportunities
- Mature Timber Abound
- Beautiful Topography

John Tuthill

319-560-0388

johnt@wendlingquarries.com

563-659-9181

PO Box 230

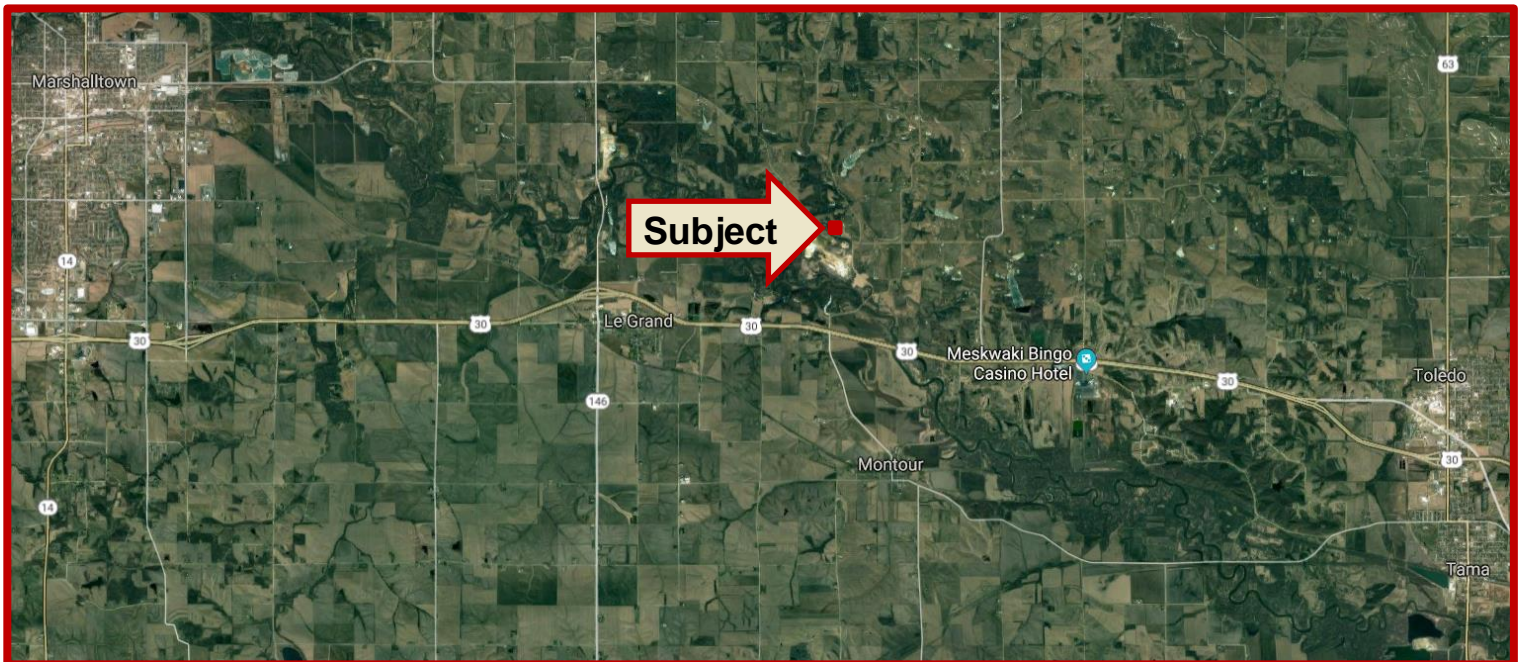
DeWitt, IA 52742

www.wendlingquarries.com

John Ahlberg

563-221-1524

johna@wendlingquarries.com



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Property Information

10.52 Acres, m/l

Location

From Hwy 30: 8 miles east of Marshalltown, 8 miles west of Tama, turn north onto C Ave. Continue on C Ave for 1.6 miles. Turn left onto 290th St. The property will be on your right less than a quarter mile up the road.

Legal Description

SE SE 05-83-16

Approximate Address

1220 290th St, Garwin, IA 50632

Price & Terms

- \$152,600
- \$14,506/acre
- Negotiable % down upon acceptance of offer; balance due in cash at closing
- Closing Negotiable

Possession

At closing

Real Estate Tax—Estimated

Parcel to be split, Est. \$12/Year

Deed Restriction

Property will be sold subject to a deed restriction that it cannot be mined.

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Tree Types/Productivity

Primary trees on this farm are hardwood. There is virgin oak. No recent logging. Note: Brochure photos are pre-derecho.

Land Description

Beautiful piece of timber. Ideal wildlife habitat. Would make an incredible building site. Conveniently located near Hwy 30.

Comments

This Tama County timber comprises of 10.52 acres. Recreational and building site opportunities abound with this property.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Wendling Quarries Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.



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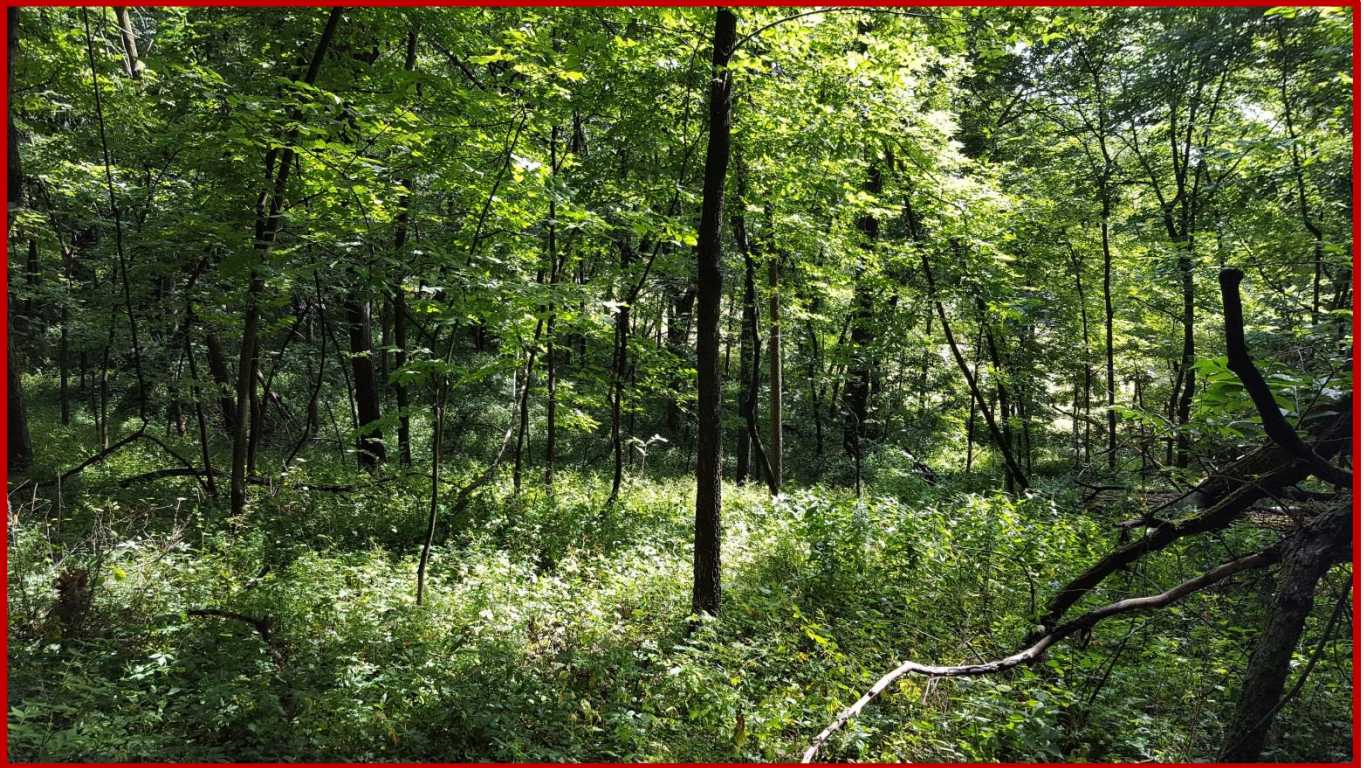
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