

# Acresage For Sale

**ACREAGE:**

**5.00 Acres, m/l**

**LOCATION:**

**Jones County, IA**



## Property Key Features

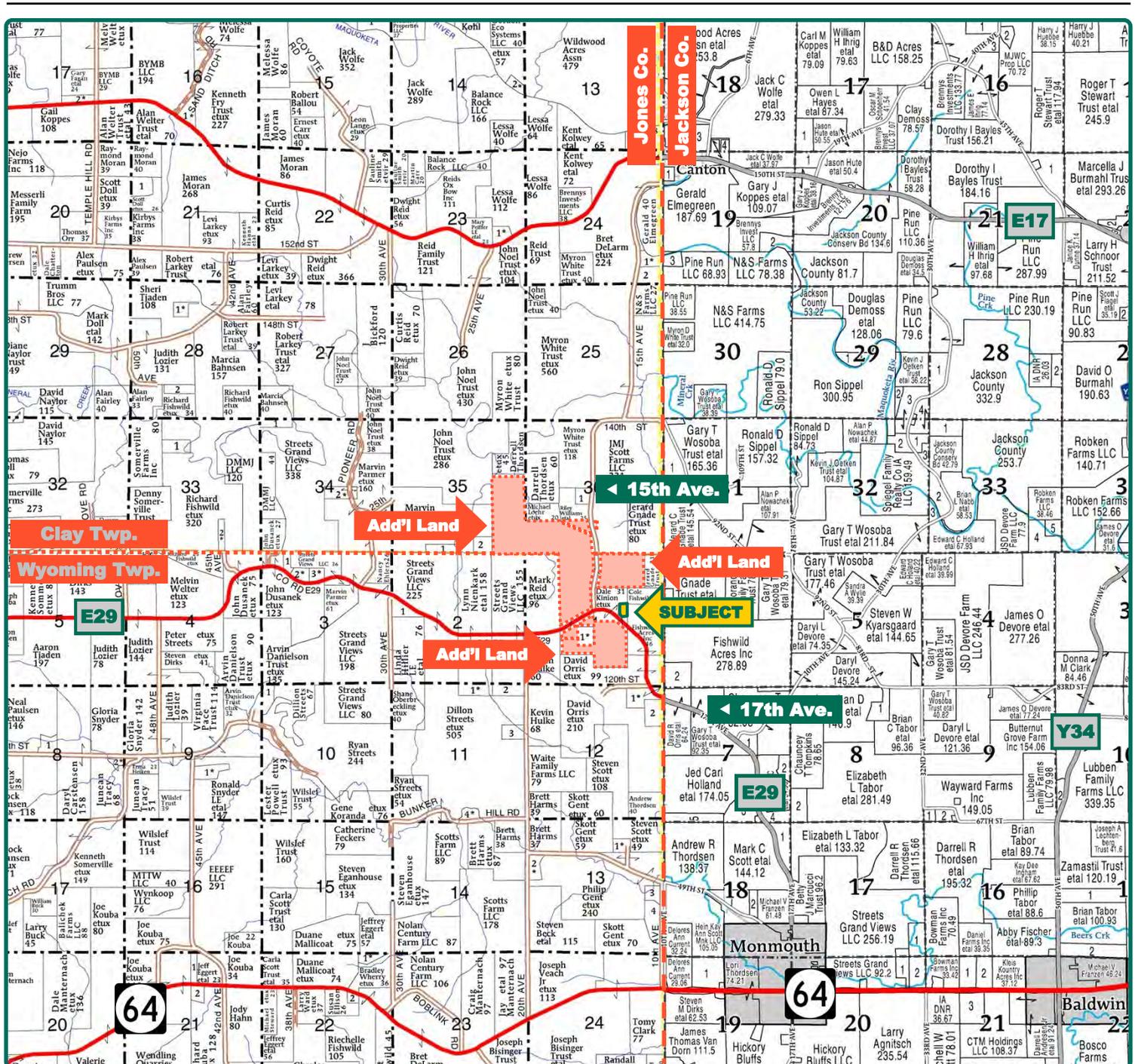
- Located 3 Miles Northwest of Monmouth, Iowa
- Attractive, Timbered Site Along a Hard-Surfaced Road
- Includes a 4-Bedroom, 1-Bathroom House and Utility Building

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REID: 010-2426-03



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<b>Total Living SF:</b>	<b>1,080</b>
<b>Bedrooms:</b>	<b>4</b>
<b>Bathrooms:</b>	<b>1</b>
<b>Year Built:</b>	<b>1975</b>
<b>Address:</b>	
	<b>1308 County Rd. E29</b>
	<b>Monmouth, IA 52309</b>

## Property Information

**5.00 Acres, m/l**

### Location

**From Monmouth:** 3 miles north on 17th Ave./Co. Rd. E29. The property is on the east side of the road.

### Legal Description

The S½ E¼ SW¼ NE¼ of Section 1, Township 84, North, Range 1, West of the 5th P.M., Subject to private right of way over said land as contained in Warranty Deed dated March 21, 1951, filed April 25, 1951, and recorded in Book 108, Page 354, of Jones County, Iowa, Deed Records.

### Price & Terms

- \$145,000.00
- 5% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$1,698.00  
Net Taxable Acres: 5.00  
Tax Parcel ID #: 1201200008

### School District

Midland Community School District

### House

There is a 1-story home that was built in 1975. It consists of 1,080 square feet of finished living space. There are four bedrooms, one full bathroom. This home has a full, walk-out basement that is currently unfinished. The house is in below average condition.

### Buildings/Improvements

There is a 42' x 24', metal utility building east of the house.

### Water & Well Information

The well is located south of the house.

### Septic System

The septic system is located north of the house. Seller is exempt from the time of transfer inspection as the Seller in an Estate.

### Comments

This is a timbered site along a hard-surface road with lots of opportunity.

### Additional Land for Sale

Seller has three additional tracts of land for sale located north, west and south of this property. See Additional Land Aerial Photo.

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*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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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