

Acreage For Sale

ACREAGE:

3.09 Acres, m/l

LOCATION:

Tama County, IA



Property *Key Features*

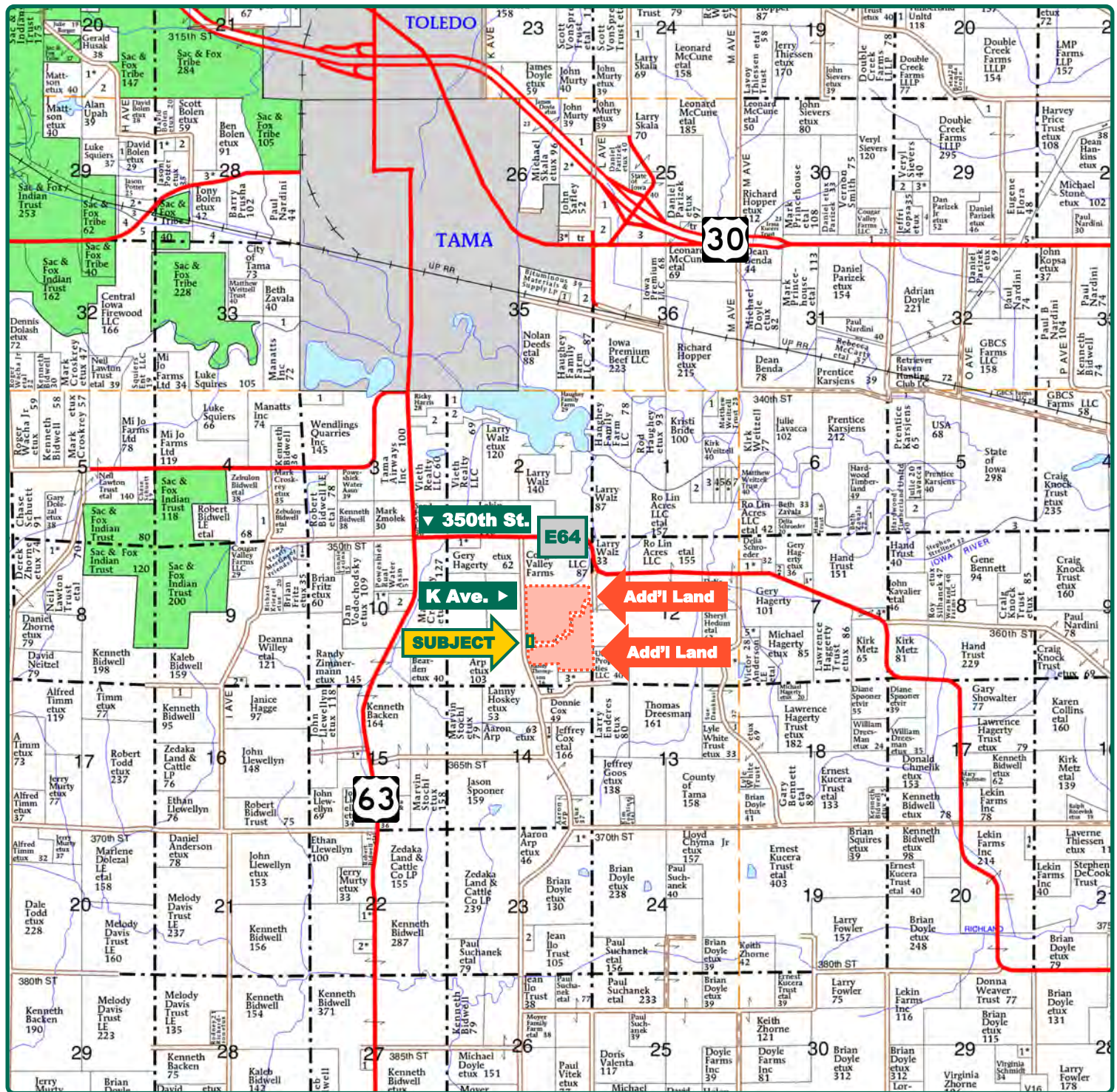
- Located 1½ Miles South of Tama, Iowa
- Beautifully Updated 3 Bedroom, 1½ Bathroom Home
- Nice Outbuildings and Mature Trees

Rebecca Frantz, ALC
Licensed Salesperson in IA
319-330-2945
RebeccaF@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

REID: 010-2685-03

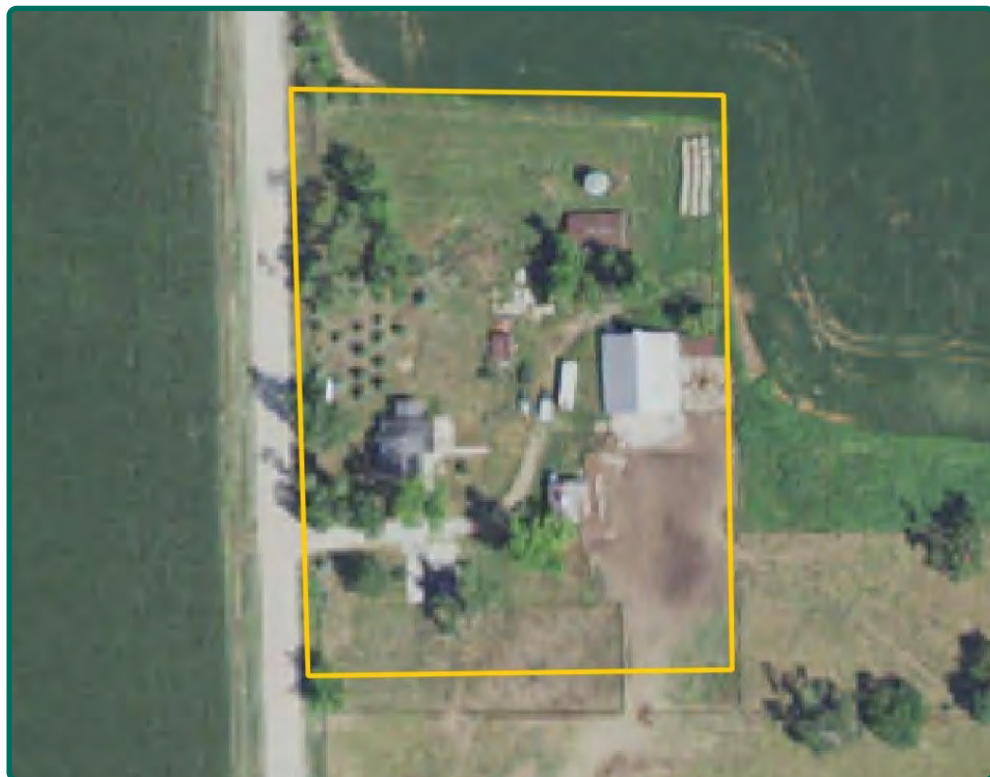


Map reproduced with permission of Farm & Home Publishers, Ltd.

Rebecca Frantz, ALC
Licensed Salesperson in IA
319-330-2945
RebeccaF@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag



Total Living SF: 1,814
Bedrooms: 3
Bathrooms: 1½
Year Built: 1920
Address:
 3571 K Ave.
 Tama, IA 52339

Property Information

3.09 Acres, m/l

Location

From Tama: 1 mile south on Hwy 63, ¾ mile east on 350th St., and ¾ mile south on K Ave. The property is on the east side of the road.

Legal Description

That part of the NW¼ of the SE¼ of Section 11, Township 82 North, Range 15 West of the 5th P.M., Tama County, Iowa. Updated abstract to govern.

Price & Terms

- \$300,000.00
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2023 - 2024: \$1,684.00
 Net Taxable Acres: 3.09
 Tax Parcel ID #: 1811400008

School District

South Tama County School District

House

A beautifully improved, 1½-story home, exuding timeless charm. This well-maintained residence, built around 1920, boasts 1,814 square feet of finished living space, offering a perfect blend of vintage character and modern convenience. Relax and enjoy the country views from the patio or screened-in porch and hot tub, which is included in the sale of the house!

One bedroom is located on the main level. On the second floor, there is a full bathroom and two bedrooms. The hardwood flooring was installed approximately 1½ years ago and the carpet is new as of this year. The house has central air and the furnace was installed in 2014.

Land Description

Topography is level to gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

Outbuildings include a 26' x 40' machine shed and barn both built around 1950. New doors were installed on the machine shed in 2020.

Rebecca Frantz, ALC
 Licensed Salesperson in IA
319-330-2945
RebeccaF@Hertz.ag

319-895-8858
 102 Palisades Road & Hwy. 1
 Mount Vernon, IA 52314
www.Hertz.ag

Troy Louwagie, ALC
 Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag



Water & Well Information

The acreage is on rural water.

Septic System

The septic system is located north of the house and was installed five years ago.

Water Main

A water main owned by the Poweshiek Water Association runs along the western boundary of this property.

Comments

This is a very nice acreage located south of Tama in an attractive rural setting. The outbuildings have been well maintained and would work well for storage or livestock.

Additional Land for Sale

Seller has two additional tracts of land for sale located east of this property. See Additional Land Aerial Photo.

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.

Rebecca Frantz, ALC
Licensed Salesperson in IA
319-330-2945
RebeccaF@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag



Rebecca Frantz, ALC
Licensed Salesperson in IA
319-330-2945
RebeccaF@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

House—South Side



House—North and East Sides



Machine Shed



Barn



Rebecca Frantz, ALC
Licensed Salesperson in IA
319-330-2945
RebeccaF@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

Living Room



Living Room



Dining Room



Screened-In Porch



Rebecca Frantz, ALC
Licensed Salesperson in IA
319-330-2945
RebeccaF@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

Kitchen



Kitchen



Laundry



Mud Room



Rebecca Frantz, ALC
Licensed Salesperson in IA
319-330-2945
RebeccaF@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

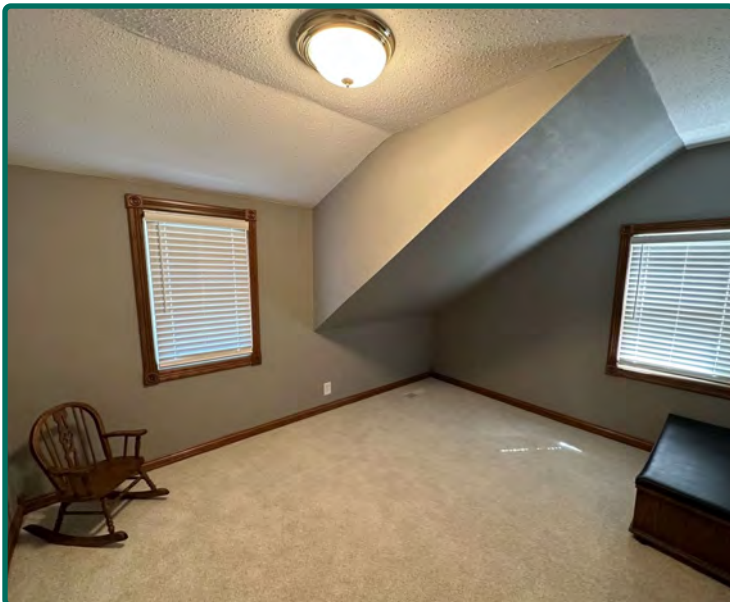
Bed Room #1



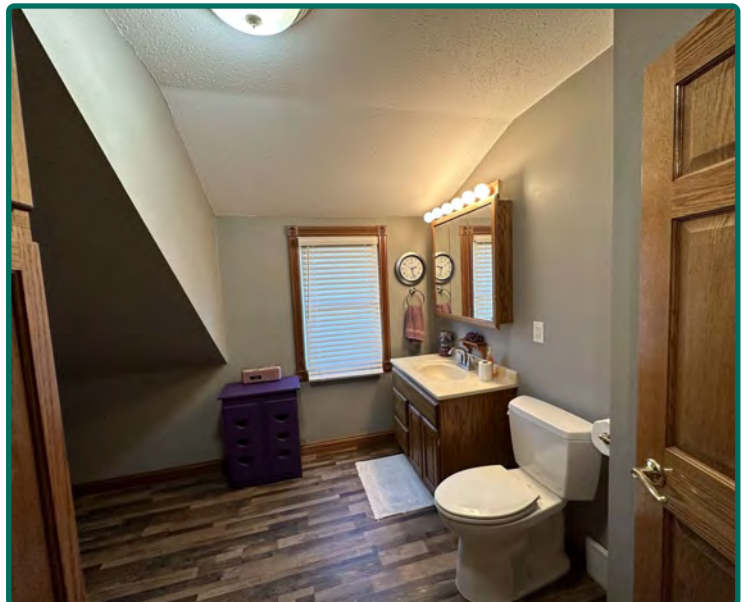
Bed Room #2



Bed Room #3



Full Bath



Rebecca Frantz, ALC
Licensed Salesperson in IA
319-330-2945
RebeccaF@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

Additional Land Aerial Photo



Rebecca Frantz, ALC
Licensed Salesperson in IA
319-330-2945
RebeccaF@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag