

Land For Sale

ACREAGE:

98.64 Acres, m/l

LOCATION:

Benton County, IA



Property *Key Features*

- Located 2 Miles South of Urbana, Iowa, on a Hard-Surfaced Road
- Well-Timbered Property Bordering the Cedar River
- Offers Recreational Opportunities and Potential Building Site

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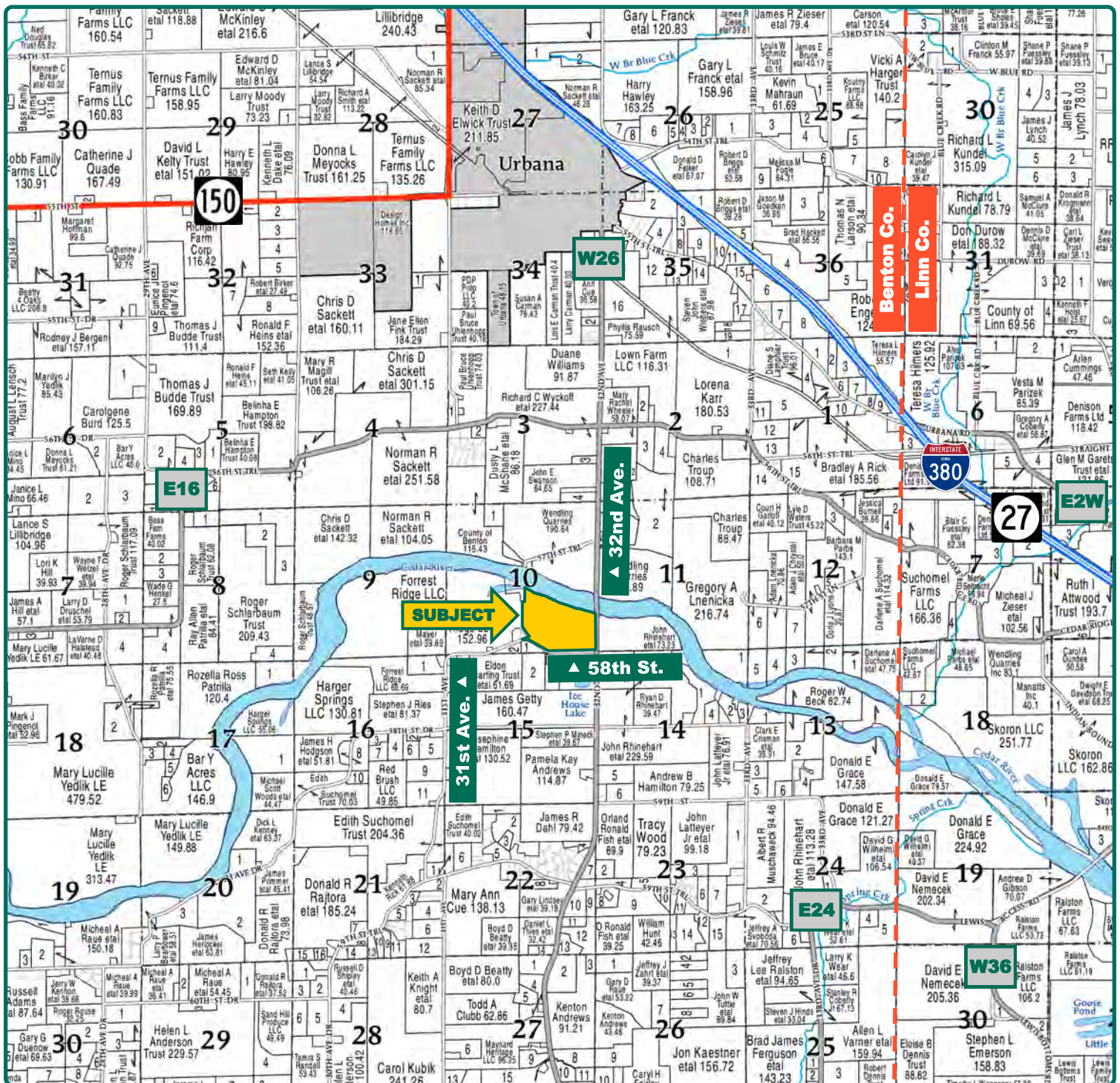
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REID: 010-2808-01



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Property Information

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Location

From Urbana: 2½ miles south on 32nd Ave. The property is on the west side of the road.

Legal Description

Part of the NW¼ SE¼; Part of the NE¼ SE¼; Part of the SW¼ SE¼; and the SE¼ SE¼ of Section 10, Township 85 North, 9 West, Benton County, Iowa. Updated abstract to govern.

Site Address

3187 58th Street
Vinton, IA 52349

Price & Terms

- \$715,140.00
- \$7,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2023 - 2024: \$298.00
Gross Acres: 98.64
Road ROW Acres: 7.94
Net Taxable Acres: 90.70
Tax Parcel ID #: 28001350

FSA Data

This farm is not currently enrolled in the farm program.

Land Description

Topography is rolling.

Drainage

Drainage is natural.

Timber

The timber consists of elm, oak, walnut, cherry, cotton wood, and some other varieties.

Buildings/Improvements

There is an older, 20-by-20-foot shed near the building site in the southeast corner of the farm.

Water & Well Information

The Cedar River runs along the north boundary. There is an old well located in the southeast portion of the farm.

Septic System

There is a septic system installed. Seller is exempt from time of transfer inspection as Seller is an estate.

Comments

This is an attractive recreational farm with diverse use and great access to the Cedar River!

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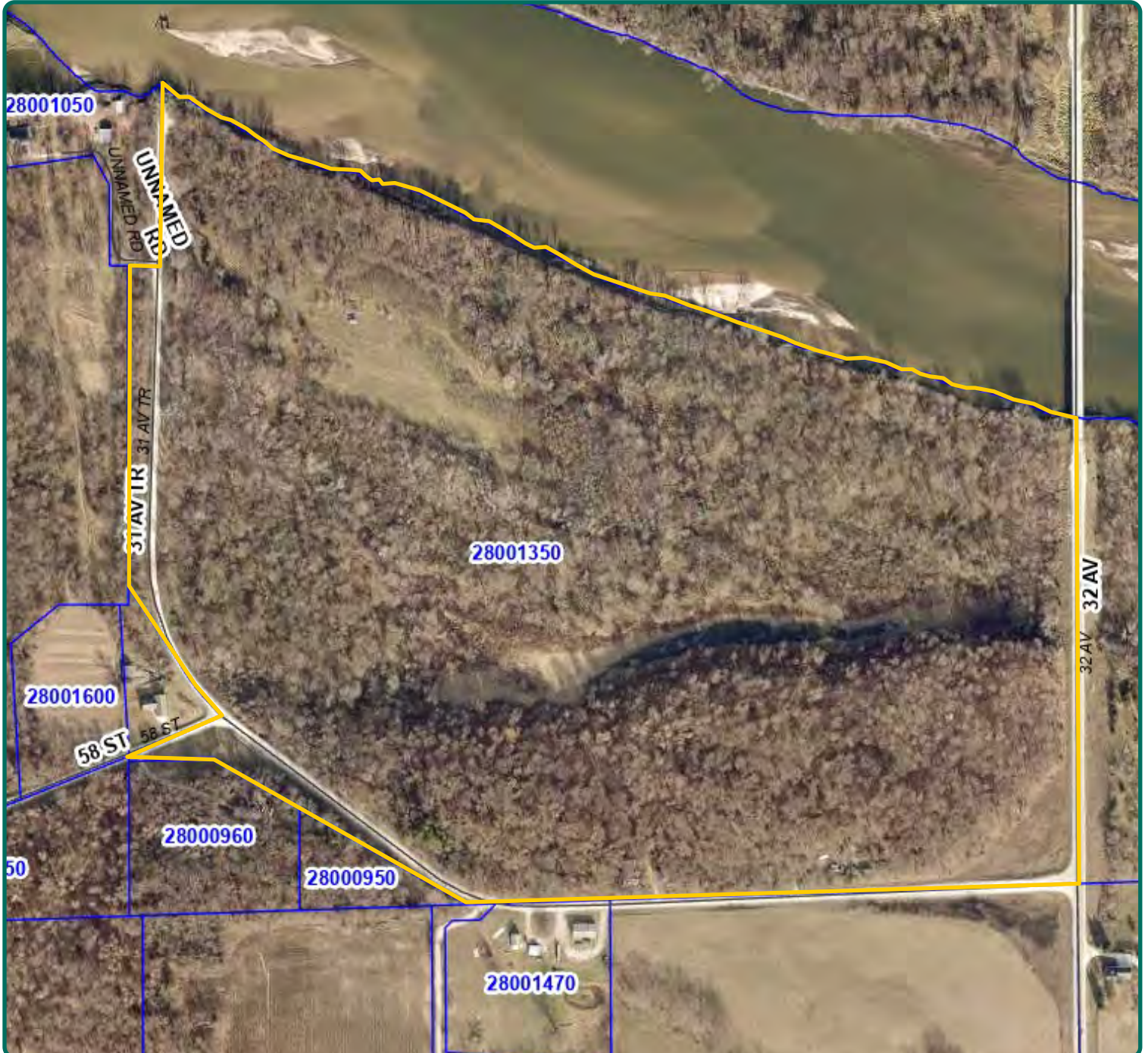
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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