

ACREAGE:

42.25 Acres, m/l

LOCATION:

Cedar County, IA

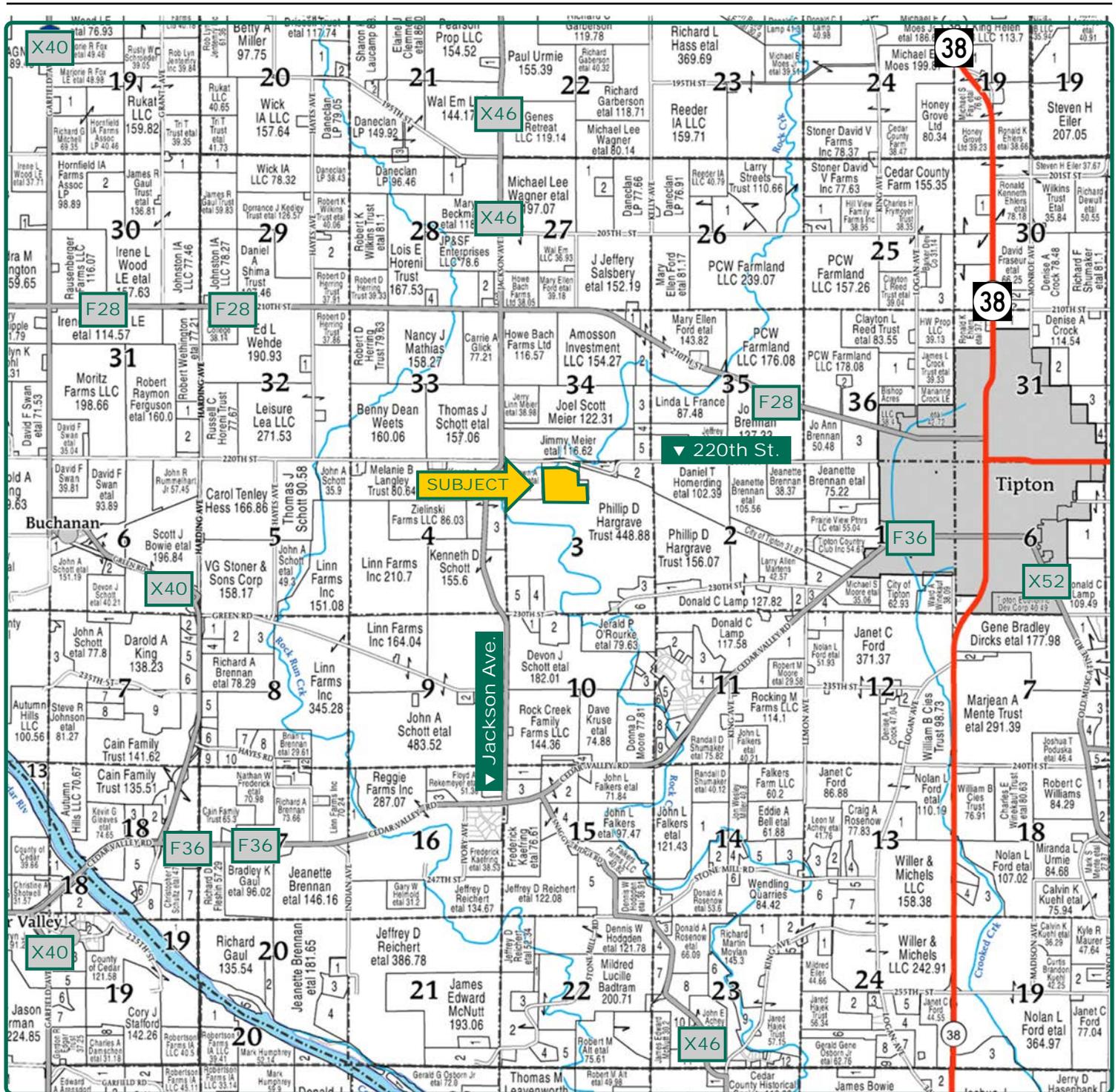


## Property *Key Features*

- **Located 2 Miles West of Tipton, Iowa**
- **Includes a 6-Bedroom, 3-Bathroom Home**
- **Picturesque Mixture of Mature Timber, Creek and Pasture**

Troy Louwagie, ALC  
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<b>Total Living SF:</b>	<b>1,959</b>
<b>Bedrooms:</b>	<b>6</b>
<b>Bathrooms:</b>	<b>3</b>
<b>Year Built:</b>	<b>1956</b>
<b>Address:</b>	
	<b>946 220th Street</b>
	<b>Tipton, IA 52772</b>

## Property Information

42.25 Acres, m/l

### Location

**From Tipton:** 2 miles west on 220th St.  
The property is on the north and south sides of the roads.

### Legal Description

Lots 1, 3 and 4 in the NE¼ of the NW¼, and Lot D of the N½ of the NE¼, all in Section 3, Township 80 North, Range 3 West of the 5th P.M., Cedar County, Iowa.

### Price & Terms

- 435,000.00
- 5% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### School District

Tipton Community School District

### Real Estate Tax

Taxes Payable 2023 - 2024: \$1,998.00  
Net Taxable Acres: 42.25  
Tax Parcel ID #: 004010031000020, 004010031000030 & 004010032000040

### House

There is a split level home that was built in 1956. It consists of 1,392 square feet of finished living space above grade with an additional 567 square feet below grade. The main living area has an open kitchen and living room in the original portion of the home. An addition was added in 1970, allowing extra living space. There are two bedrooms and a bathroom on the main level, one bedroom and bathroom on the upper level, and three bedrooms and one bathroom on the lower level.

### Land Description

Topography is gently rolling.

### Drainage

Drainage is natural.

### Water & Well Information

The well is located southeast of the house.

### Septic System

A new septic system was installed in 2023, located north of the house. There is an annual maintenance agreement for the septic system. Contact the listing agent for details.

### LP Tank

The LP tank is rented from Cedar County Coop.

### Comments

This is a beautiful property with a 6-bedroom/3-bathroom home, located west of Tipton. An attractive creek crosses through the northwest corner, while mature timber, including walnut, hackberry, cherry, and oak, spreads out across the southern portion of the property.



*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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Kitchen & Living Room



Kitchen & Living Room



Family Room



Primary Bedroom Suite



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