

Acreage For Sale

ACREAGE:

2.37 Acres, m/l

LOCATION:

Story County, IA



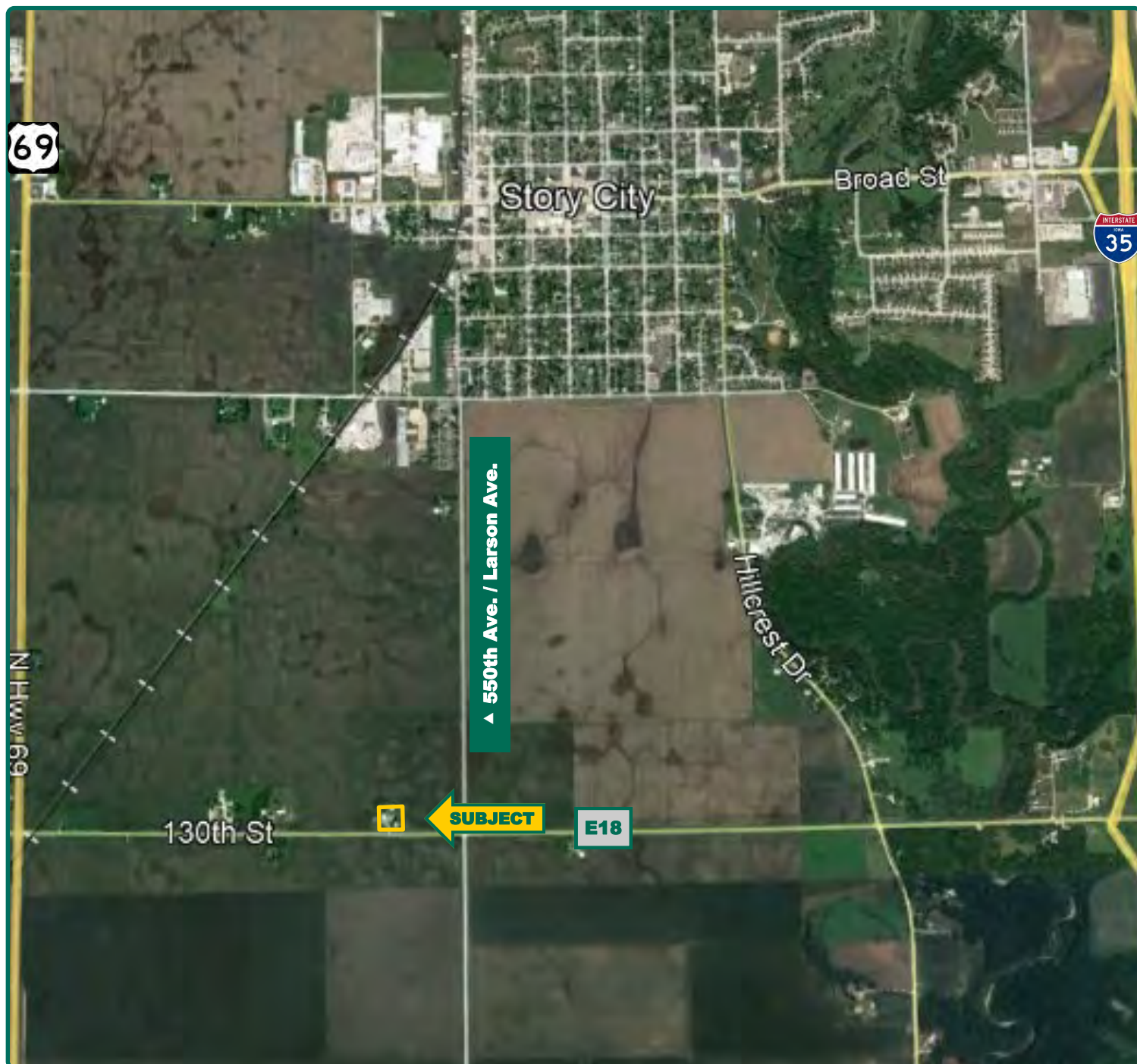
Property Key Features

- One Mile South of Story City, Iowa
- Well-Kept Farmhouse and Outbuildings
- Prime Rural Acreage Location on a Hard-Surfaced Road

Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag

Dick Pringnitz, AFM
Licensed Salesperson in IA
515-382-7937
DickP@Hertz.ag



©2024 Google—Imagery Date: 8/6/2024

Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag

Dick Pringnitz, AFM
Licensed Salesperson in IA
515-382-7937
DickP@Hertz.ag



Total Living SF: 1,976
Bedrooms: 3
Bathrooms: 2
Year Built: 1916

ADDRESS:
54845 130th Street
Story City, IA 50248

Property Information

2.37 Acres, m/l

Location

From Story City: Go south on Larson Ave. / 550th Ave. for ¾ mile, then turn west on E18 / 130th Street. Property is on the north side of the road.

Address

54845 130th Street
Story City, IA 50248

Price & Terms

- \$295,000.00
- Down payment due upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

School District

Roland Story Community School District.

Real Estate Tax

Taxes Payable 2023 - 2024: \$1,921.00*

Gross Acres: 2.37

Net Taxable Acres: 1.94*

Tax Parcel ID #s: Part of 0114400400

**Taxes estimated pending survey of property. Story County Treasurer will determine final tax figures.*

House

Two-story home built in 1916. Consists of 1,976 square feet of finished living space, with a partially finished basement and a detached, two car garage. The home consists of 3 bedrooms and 2 full bathrooms.

Water & Well Information

- Xenia rural water
- Well on northwest side of house (not in use)

Outbuildings

- Historic, beautiful lofted dairy barn, built in 1920.
- Chicken shed converted into heated workshop.
- Cold storage shed w/ concrete floors and lean-to attached.
- (2) small garden sheds / converted milk house.

Septic System

Current septic does not meet Story County code. Seller will bring system up to code prior to closing.

Easement

Exact location TBD, will include driveway access to grain storage bin and electric meter.

Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag

Dick Pringnitz, AFM
Licensed Salesperson in IA
515-382-7937
DickP@Hertz.ag



Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag

Dick Pringnitz, AFM
Licensed Salesperson in IA
515-382-7937
DickP@Hertz.ag



Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag

Dick Pringnitz, AFM
Licensed Salesperson in IA
515-382-7937
DickP@Hertz.ag



Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag

Dick Pringnitz, AFM
Licensed Salesperson in IA
515-382-7937
DickP@Hertz.ag