

Land For Sale

ACREAGE:

43.42 Acres, m/l

LOCATION:

Johnson County, IA

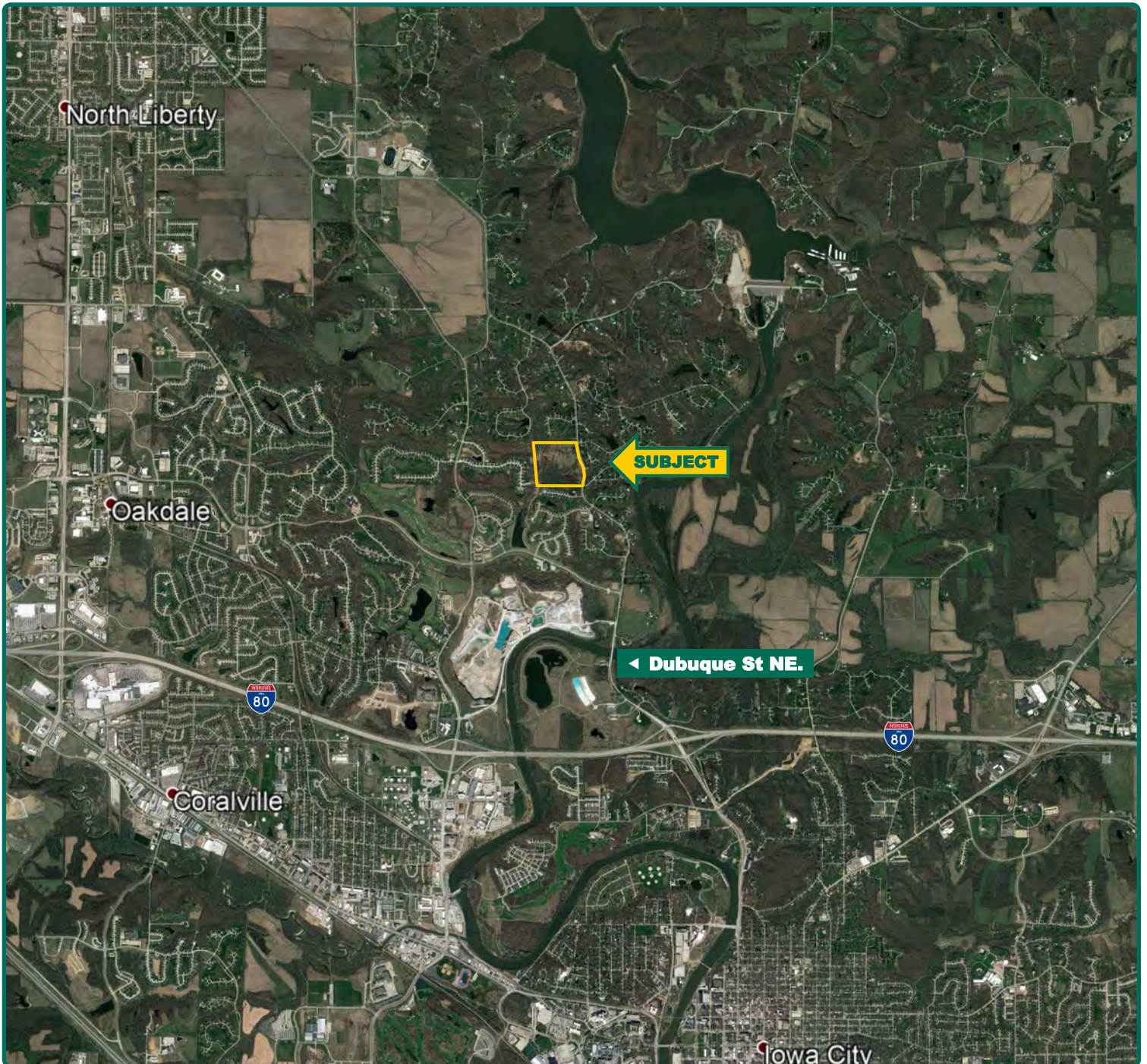


Property Key Features

- **Prime Residential Development Potential-Currently a Private Horse Farm**
- **Located between Iowa City and North Liberty on Dubuque Street**
- **Includes Nice Ranch Home, Horse Barns, Rolling Hills, Timber and Creek**

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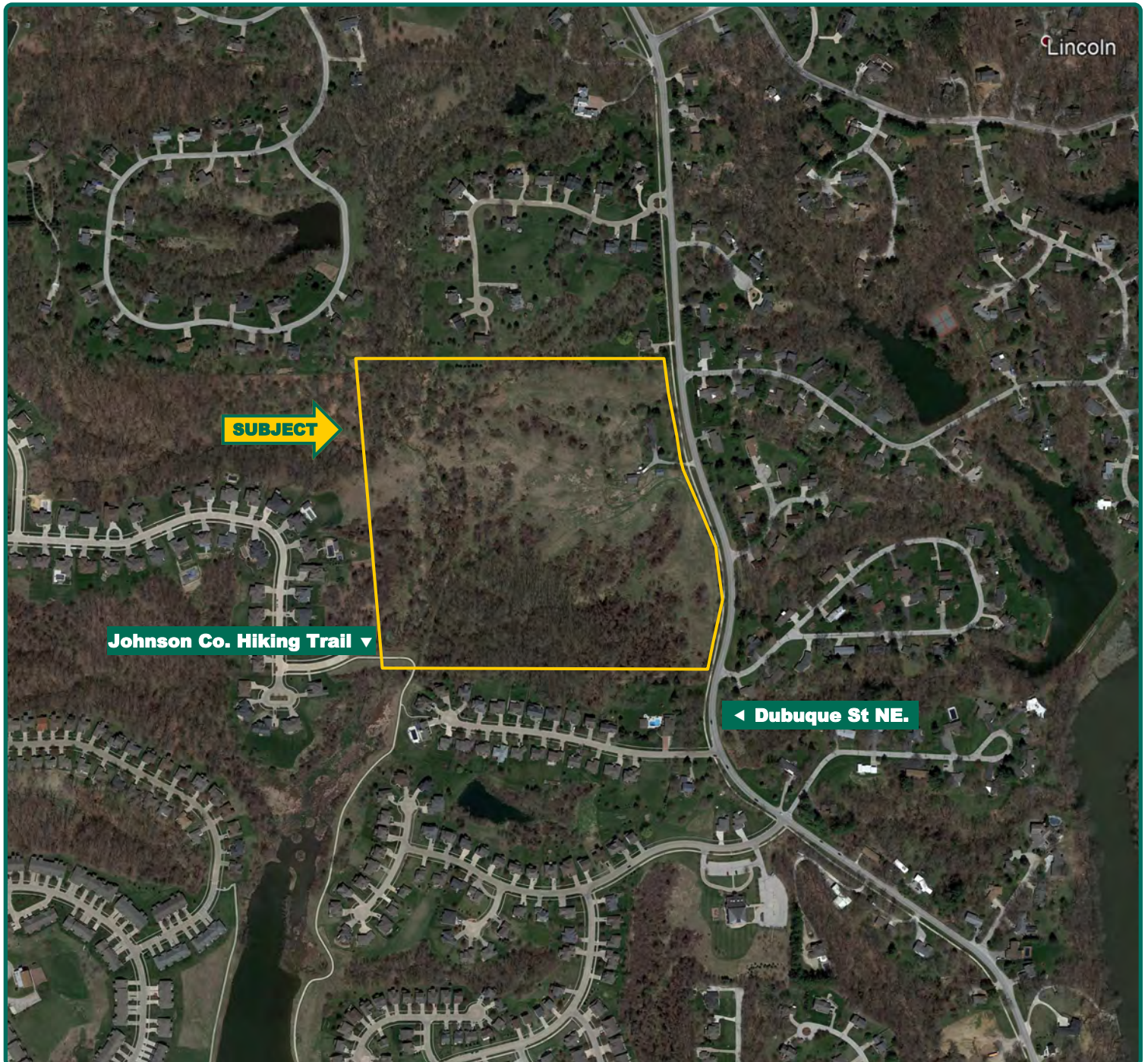
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
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Total Living SF: 1,910

No. of Bedrooms: 3

No. of Bathrooms: 2½

Year Built: 1956

ADDRESS:

**3065 Dubuque Street NE
Iowa City, IA 52240**

Property Information

43.42 Acres, m/l

Location

From Iowa City— Intersection of I-80 and Dubuque Street: 2 Miles north on Dubuque Street. Property is located on the west side of the road.

Legal Description

That part of the SW¼ of the NW¼ and the SW¼ of the NE¼ lying west of the road; all located in Section 28, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa.

Price & Terms

- \$1,950,000
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2019 - 2020: \$6,986.00
Net Taxable Acres: 43.42

School District

Iowa City Community School District

- Penn Elementary
- North Central Junior High
- Liberty High School

House

This unique property includes a brick ranch home that was built in 1956 consisting of 1,910 square feet. On the main floor there is a living/dining room, den, eat-in kitchen, two bedrooms and 1½ bathrooms. There is a large picture

window overlooking the rolling hills and timber. The walkout basement has a large open rec room with a fireplace, bedroom, bathroom, laundry facility and utility room.

Garage

Two car attached garage.

Outbuildings

Outbuildings include a nice 36' x 40' open front cattle shed and a 24' x 30' horse barn. Both cupolas on the outbuildings are reserved.

Water & Well Information

There is a drilled well located south of the house.

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Septic Information

The septic tank and leach field is located west of the house.

Reserved Items

Sellers reserve personal property.

Comments

This is a rare opportunity to purchase one of the nicest properties between North Liberty and Iowa City. This beautiful 43.42-acre horse farm is located within 2

miles of downtown Iowa City and includes a well-built ranch home with stunning views, mature timber and a running creek. The property is located 2 miles from Coralville Lake recreational area and adjoins the Johnson County hiking trail system. It is surrounded by residential development and would have potential for future residential development, as well. This is one of the last and most beautiful, large properties between Iowa City and Coralville.

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

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