

Acreage For Sale

ACREAGE:

2.20 Acres, m/l

LOCATION:

Jones County, IA

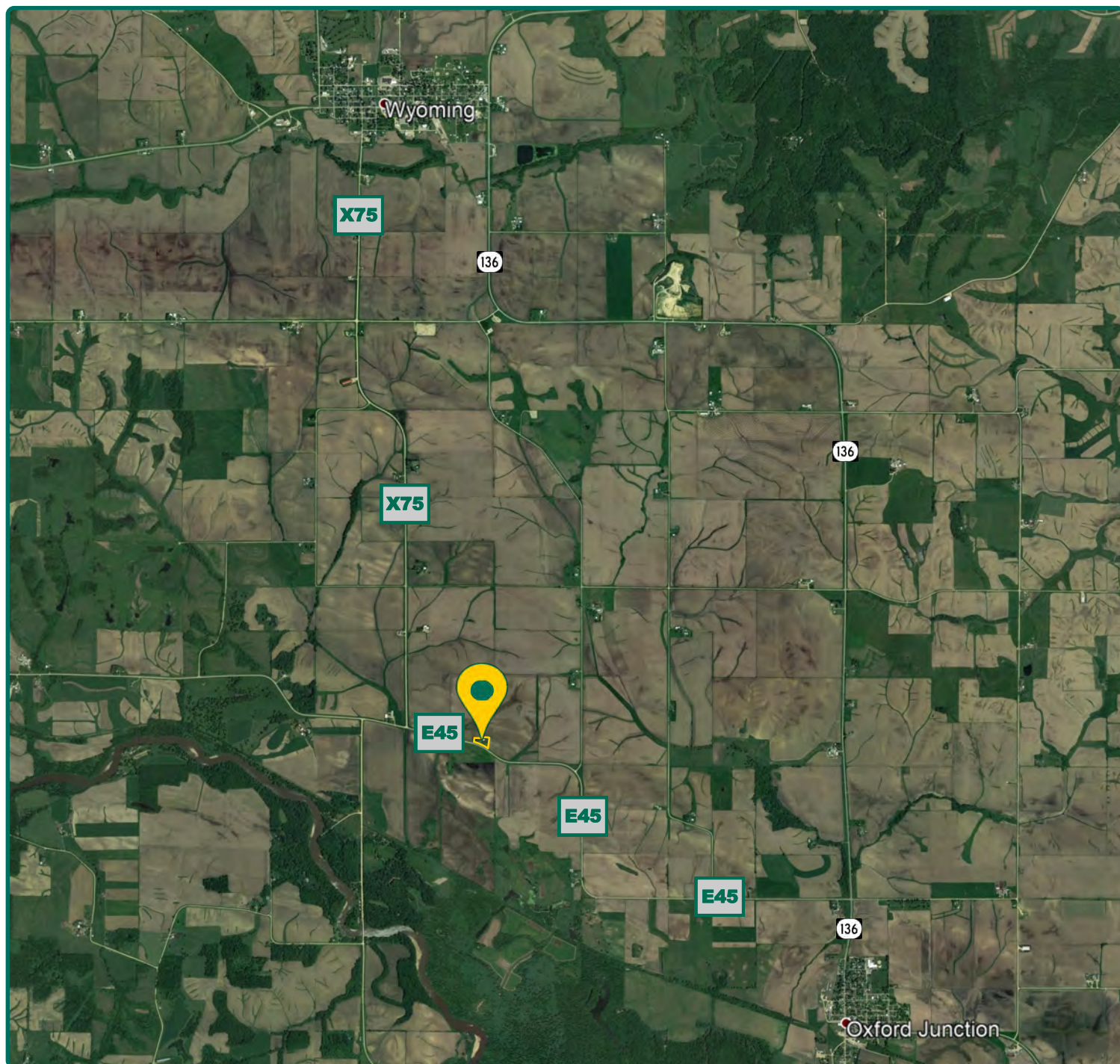


Property *Key Features*

- Located Between Wyoming and Oxford Junction on a Hard-Surface Road
- Includes Nice Four-Bedroom Home and Machine Shed
- Attractive Setting with Beautiful Views

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

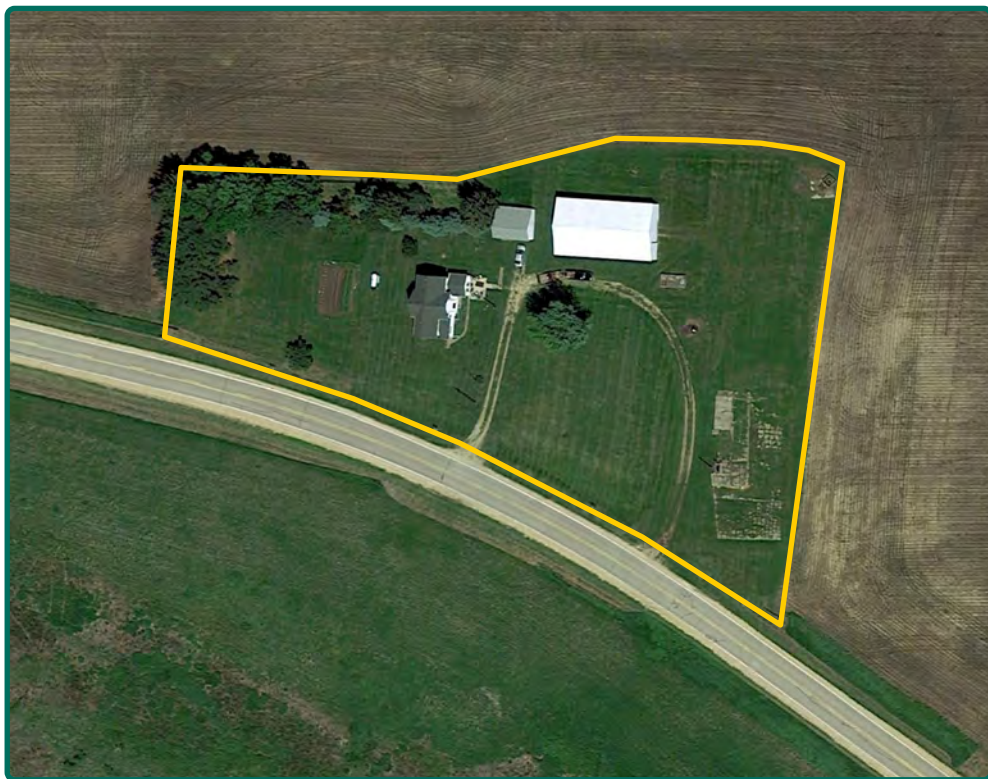
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



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Total Living SF: 1,672
Bedrooms: 4
Bathrooms: 2
Year Built: 1896

ADDRESS:
6078 County Road E45
Wyoming, IA 52362

Property Information

2.20 Acres, m/l

Location

From Wyoming: 3½ miles south on County Road X75 and ¼ mile southeast on County Road E45. The property is located on the north side of the road.

From Oxford Junction: ⅓ mile north on Highway 136 and 2¼ miles west on County Road E45. The property is located on the north side of the road.

Legal Description

The house, buildings and 2.20 acres more or less located in the SE ¼ of the SE ¼ of Section 7, Township 83 North, Range 1 West of the 5th P.M., Jones County, Iowa. The exact legal description and acres to be determined by a survey.

Price & Terms

PRICE REDUCED!

- \$169,500-\$164,500
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Immediate.

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,188.00*

Net Taxable Acres: 2.20*

**Taxes estimated pending survey of property. Jones County Treasurer/ Assessor will determine final tax figures.*

House

This is a nice two-story, four-bedroom home consisting of 1,672 finished square feet that was built around 1896. There is a full bathroom on the main level and a full

bathroom on the second level. The home includes some nice woodwork and wood floors.

The basement has a limestone foundation. There is a forced-air, high-efficiency furnace that was installed around 2005. The home includes a newer breaker-box, pressure tank and hot water heater.

Garage

Two-stall detached.

Machine Shed

40' x 70', steel frame machine shed with overhead electric door.

Water & Well Information

The well is located southeast of the machine shed.

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Septic System

A new septic tank and leach field was installed in 2016. The septic system is

located northwest of the house.

Comments

This is a nice four-bedroom home located on a hard-surface road. It includes a nice

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



Kitchen



Dining Room



Laundry Room



Living Room



Bedroom



Bedroom



Bedroom





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