

Lot For Sale

ACREAGE:

LOCATION:

2.28 Acres, m/l

Hamilton County, IA



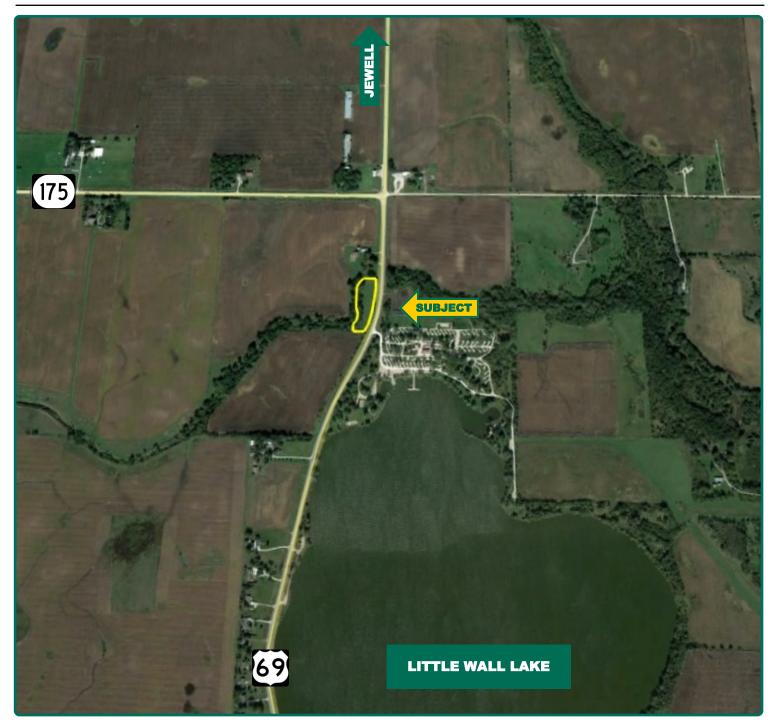
Property Key Features

- Building Lot Overlooking Little Wall Lake
- Lot has Access to Nearby Rural Water and Electric
- 1½ Miles South of Jewell on a Hard-Surfaced Road



Location Map

Ellsworth Township, Hamilton County, IA



©2020 Google—Imagery Date: 4/23/2021



Aerial Photo

2.28 Acres, m/l



Property Information 2.28 Acres, m/l

Location

From Jewell: Go south on Highway 69 for 1½ miles, property is on the west side of the Highway.

Legal Description

Parcel D and Parcel E in NE1/4, Section 9, Township 86 North, Range 24 West of the 5th P.M. (Ellsworth Township)

Price & Terms

- \$90,000.00
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2020 - 2021: \$62.88 Net Taxable Acres: 2.28 Tax per Net Taxable Acre: \$27.58

Land Description

Level to gently rolling.

Drainage

Natural.

Water & Well Information

Zenia Rural Water District.

Buildings & Improvements

Small storage shed.

Zoning

Agricultural.

Comments

- Beautiful building lot located near Little Wall Lake.
- Property is accessed off of a hardsurfaced road.
- A creek with mature trees borders the property to the west and north.



Property Photos

Middle of Property Looking North



Storage Shed



Northeast Looking Southwest



South Looking North

