

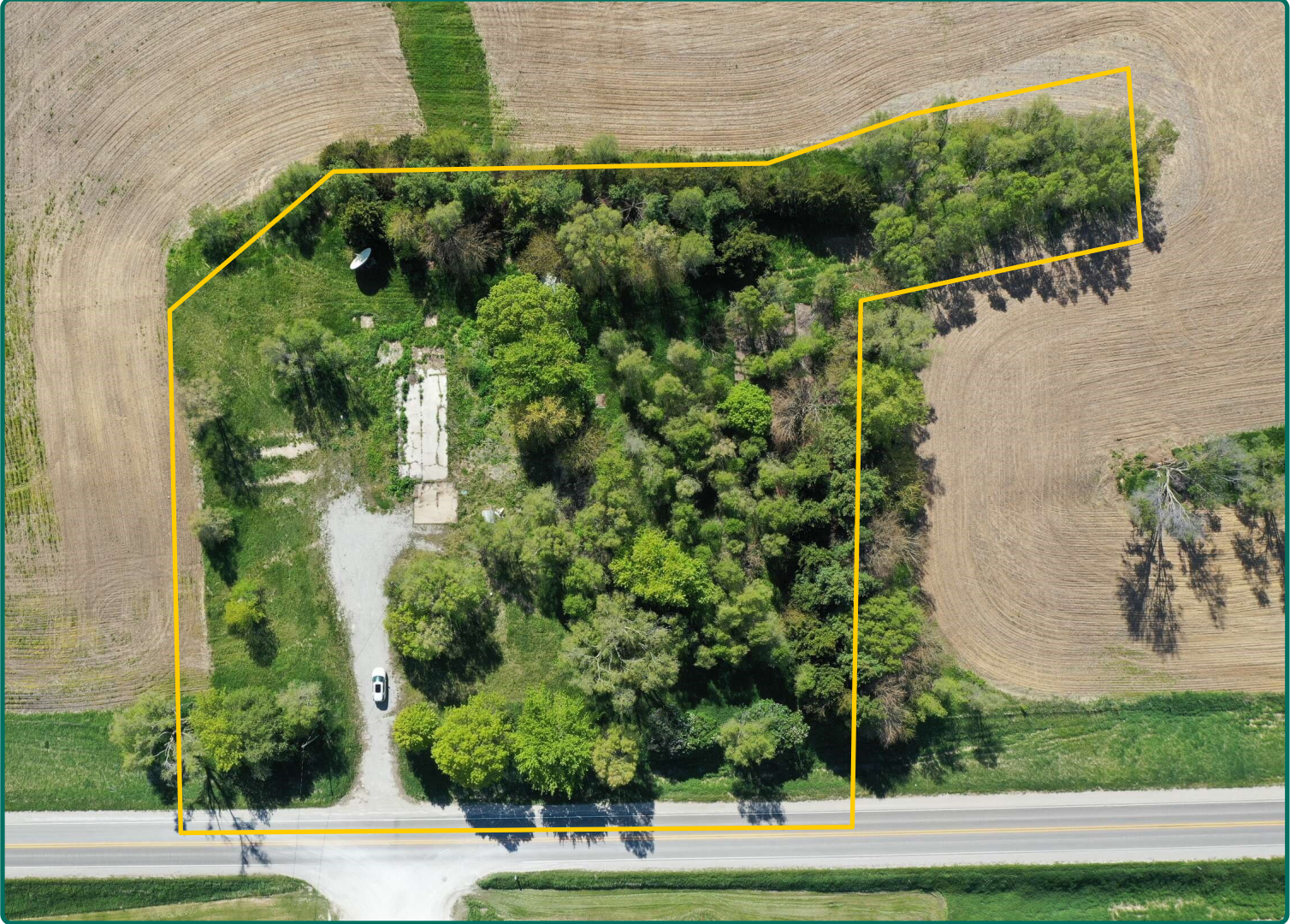
Lot For Sale

ACREAGE:

2.87 Acres

LOCATION:

Cedar County, IA

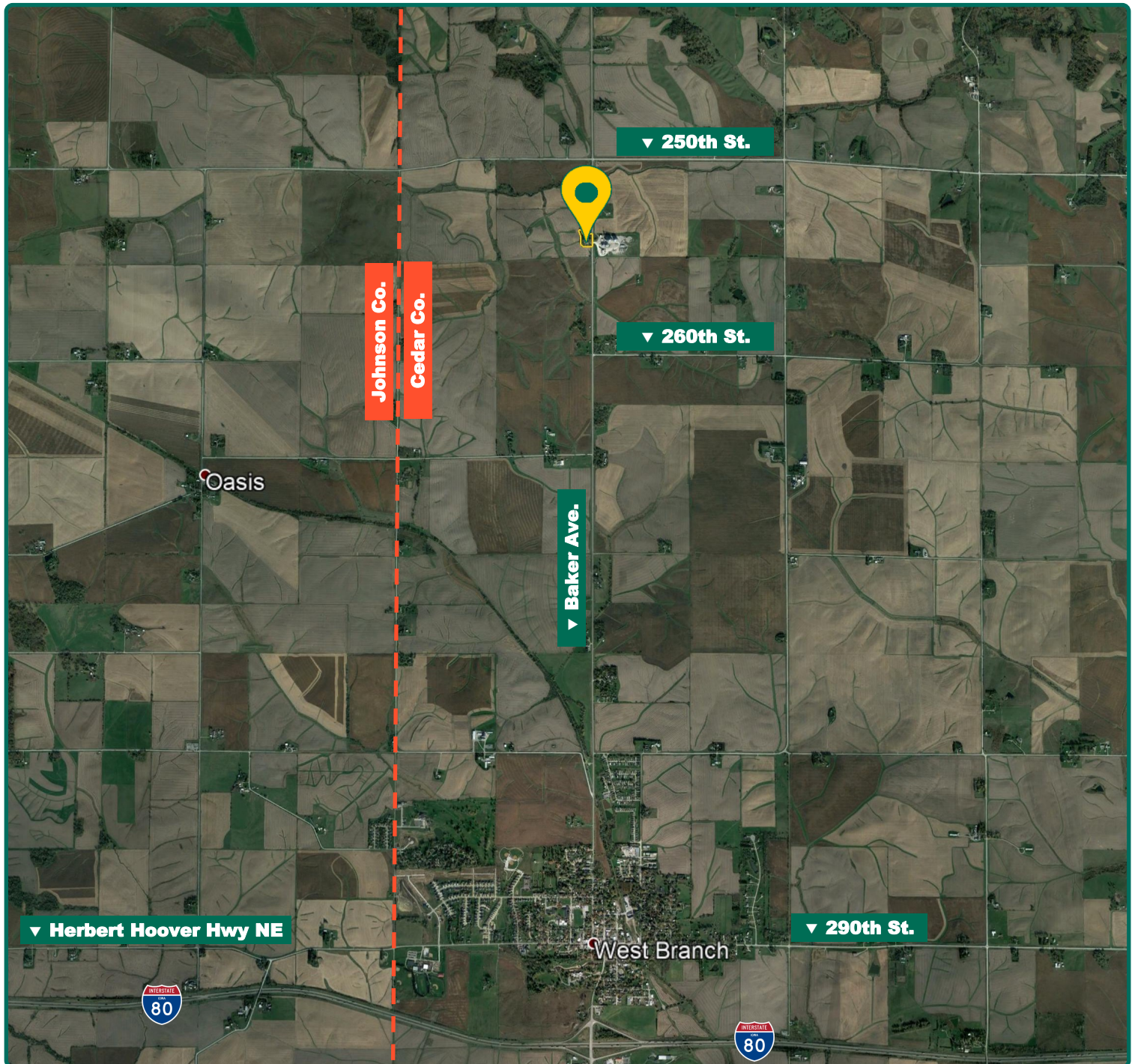


Property Key Features

- Attractive Building Site Located North of West Branch
- Includes Working Well and Septic System
- Nice Wooded Lot on Hard-Surface Road

Troy Louwagie, ALC
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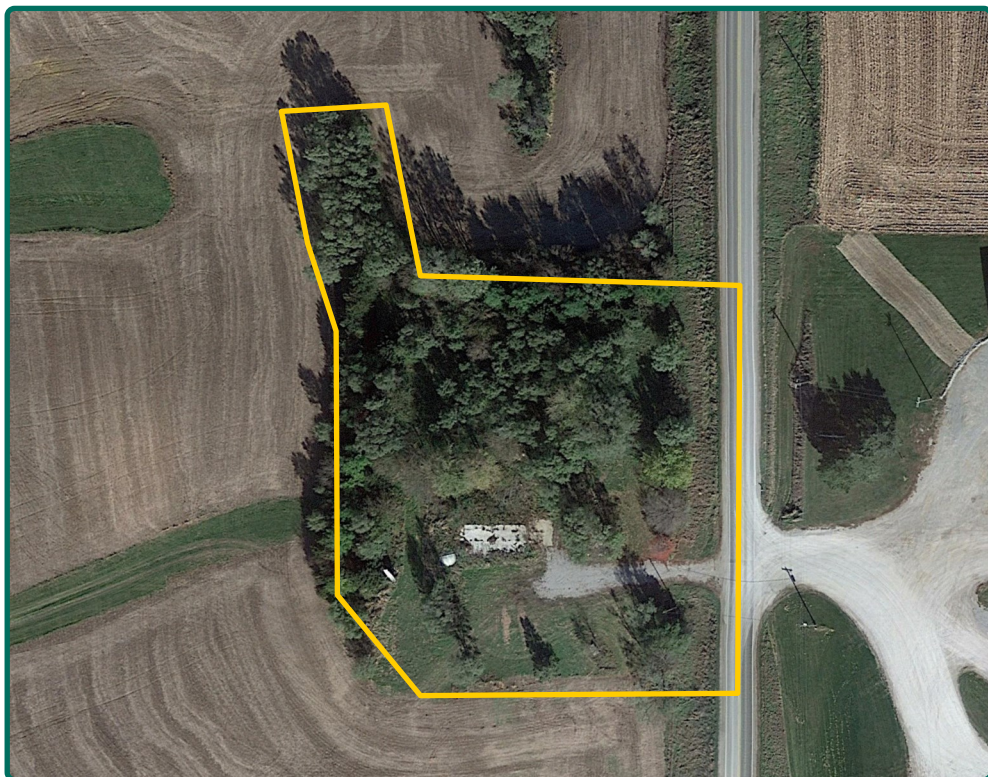
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Property Information

2.87 Acres

Location

From West Branch: 2 $\frac{2}{3}$ miles north on Baker Avenue. The property is located on the west side of the road.

Address

1545 Baker Ave.
West Branch, IA 52358

Legal Description

Plat of Survey Auditor's Parcel "C" located in Section 19, Township 80 North, Range 4 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$95,000
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$228.00*
Gross Acres: 2.87

Net Taxable Acres: 2.48

Tax per Net Taxable Acre: \$91.79*

**Taxes estimated due to recent survey of property. Cedar County Treasurer/ Assessor will determine final tax figures.*

Land Description

Gently rolling.

Water & Well Information

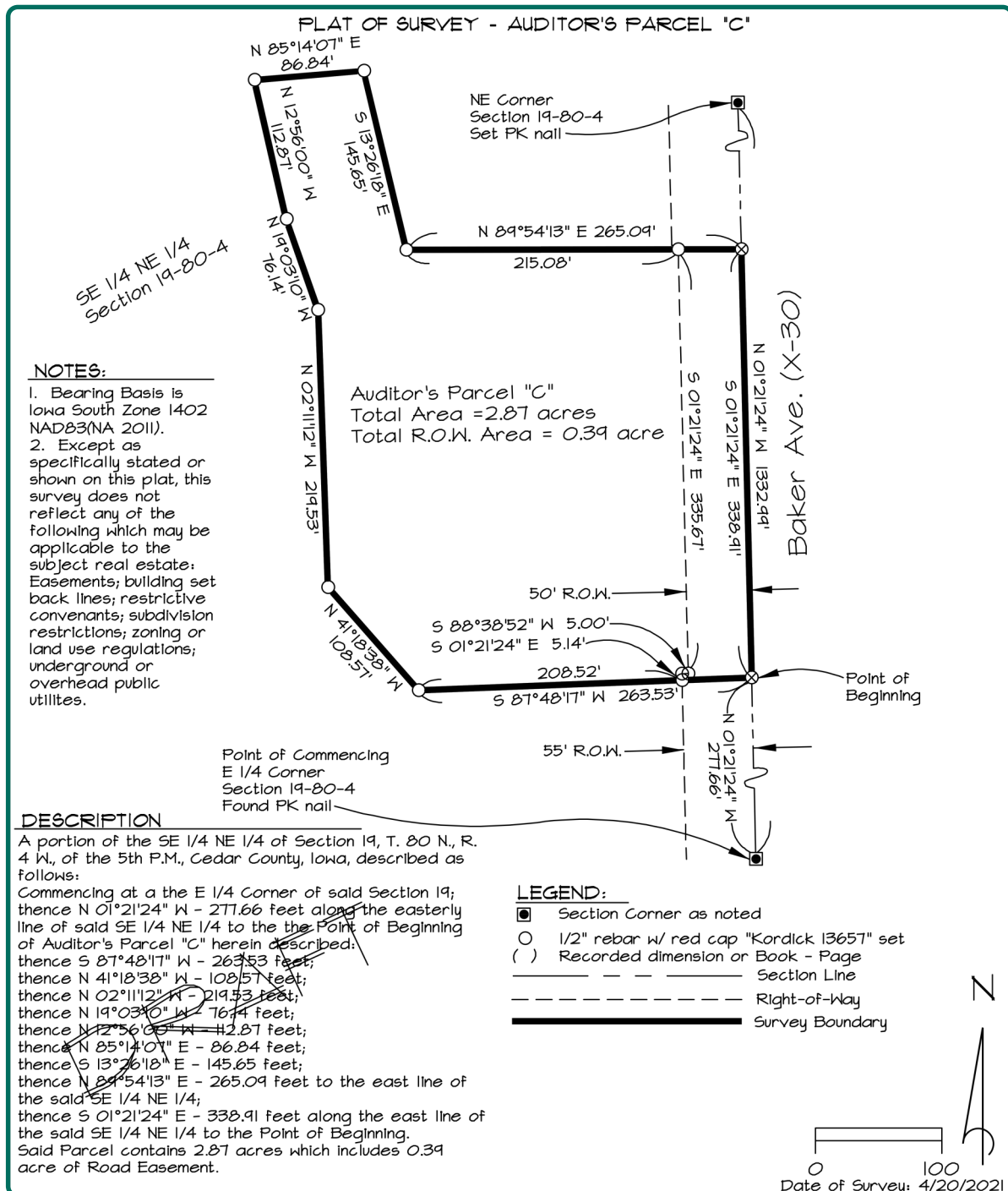
There is a drilled well located north of the pumphouse. This water quality was recently tested and all results came back satisfactory.

Septic System

This property includes a working septic system. This septic system was inspected in April 2021 and is in good condition.

Comments

This is an attractive wooded lot located along a hard-surface road. It includes a well and septic system.



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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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