

# Acreage For Sale

**ACREAGE:**

**5.00 Acres, m/l**

**LOCATION:**

**Tama County, IA**



## Property Key Features

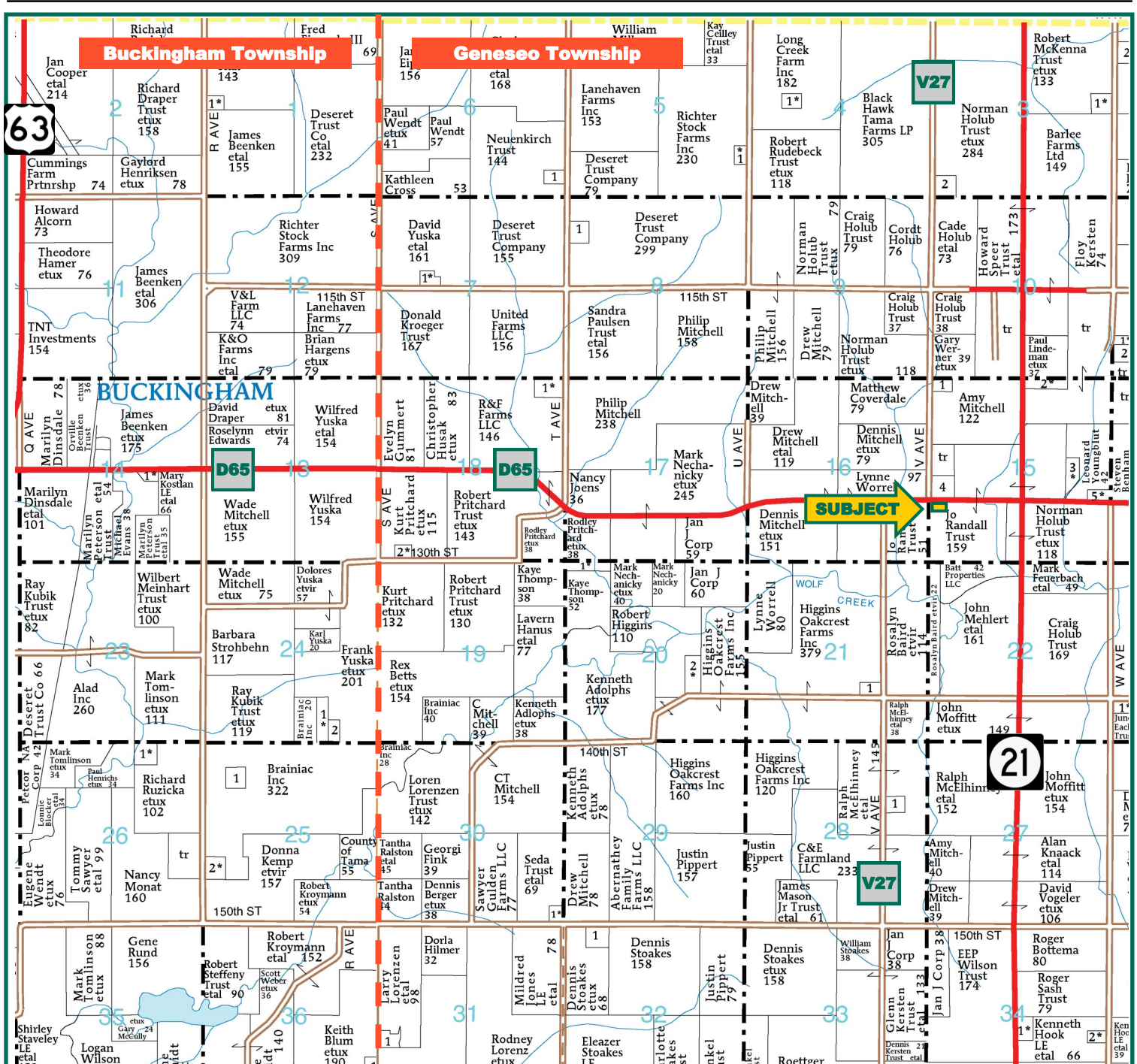
- Excellent Opportunity to Own an Acreage on a Hard-Surface Road
- Beautiful Acreage Site near Wolf Creek w/an Abundant Amount of Potential
- Outbuildings for Livestock and Equipment Storage

**Jake Miller**  
Licensed Salesperson in IA  
**515.450.0011**  
**JakeM@Hertz.ag**

**319.234.1949**  
6314 Chancellor Dr./ P.O. Box 1105  
Cedar Falls, IA 50613  
**www.Hertz.ag**

**Elliott Siefert**  
Licensed Salesperson in IA  
**319.540.2957**  
**ElliottS@Hertz.ag**



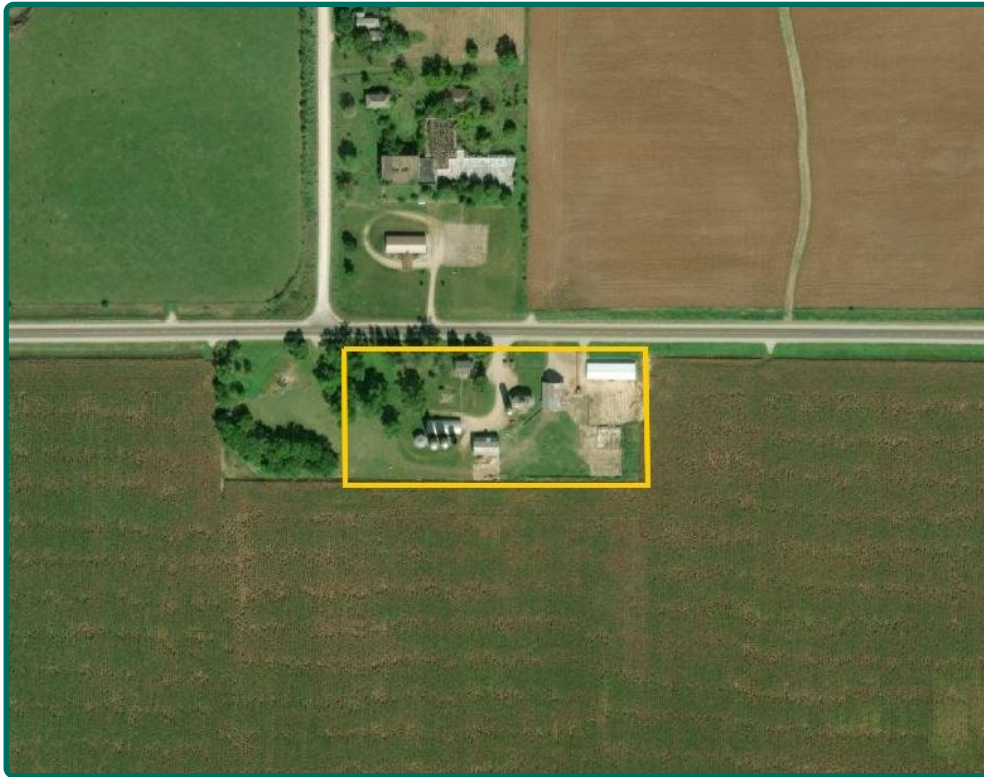


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**Total Living SF:** 1,717  
**Bedrooms:** 5  
**Bathrooms:** 1½  
**Year Built:** 1938  
**ADDRESS:**  
 3110 Hwy. D65  
 Buckingham, IA 50612

## Open House

**Tues., July 27 6-8 p.m.**

*\*Offers will NOT be reviewed prior to the open house on Tuesday, July 27, 2021.*

## Property Information

### 5.00 Acres, m/l

### Location

3110 Hwy. D65  
 Buckingham, IA 50612

### Legal Description

Approximately 5.00 acre acreage site located along Hwy. D65 in the NW ¼ SW ¼ SW ¼ Section 15, Township 86 North, Range 13 West of the 5th P.M. Exact legal to come from survey.

### School District

Union Community School District.

### Price & Terms

- \$265,000
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$1,594.22\*  
 Net Taxable Acres: 5.00\*

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

### Dwelling

Single family dwelling built in 1938 with 5 bedrooms & 1½ bathrooms. There is also a shower stall and toilet in the basement. The 1½ story frame has 1,717 sq. ft. of living space and a full, unfinished basement. The dwelling has central air and LP heat.

### Buildings/Improvements

- 36' x 78' Quonset built in 1950
- 34' x 56' Barn built in 1950
- 34' x 56' Barn built in 1950
- Concrete Corn Crib
- Livestock Lean-To

### Grain Bin

Seller reserves the right to remove the 20'x 25' steel grain bin by July 31, 2022. If said grain bin is not removed by July 31, 2022, it then becomes the buyer's property.

### Water & Well Information

Drilled well and rural water. Contact listing agent for details.

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### Septic Information

New septic was installed September 12, 2014. The septic was also inspected on December 23, 2020 and was in working order. Leach field is located west/southwest of dwelling.

### Utilities

The water is from Poweshiek Rural Water. Electricity and Internet are supplied by Traer Municipal Utilities. The LP is the buyer's vendor of choice.

### Comments

Excellent opportunity to own an acreage on a hard-surface road.

*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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Back of dwelling



Quonset



Living room



Dining room



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Kitchen



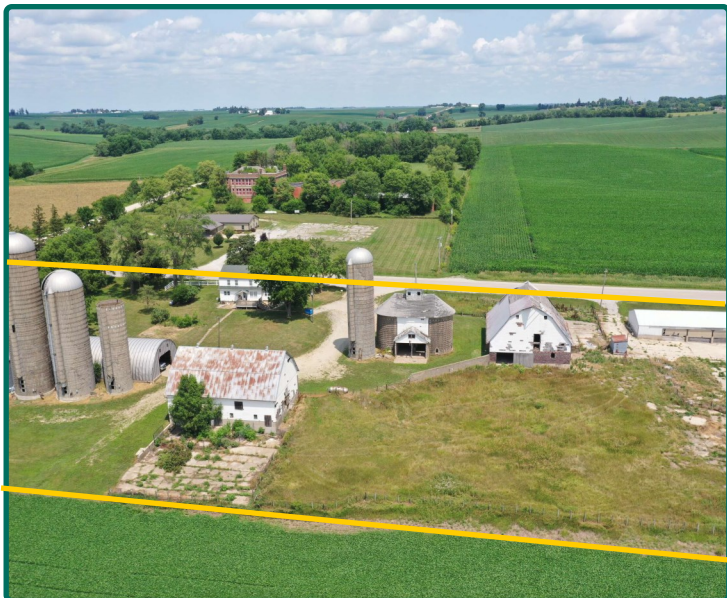
Upstairs Bedroom



Looking northwest



Looking north



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