

Lot For Sale

ACREAGE:

9.11 Acres, m/l

LOCATION:

Cedar County, IA



Property Key Features

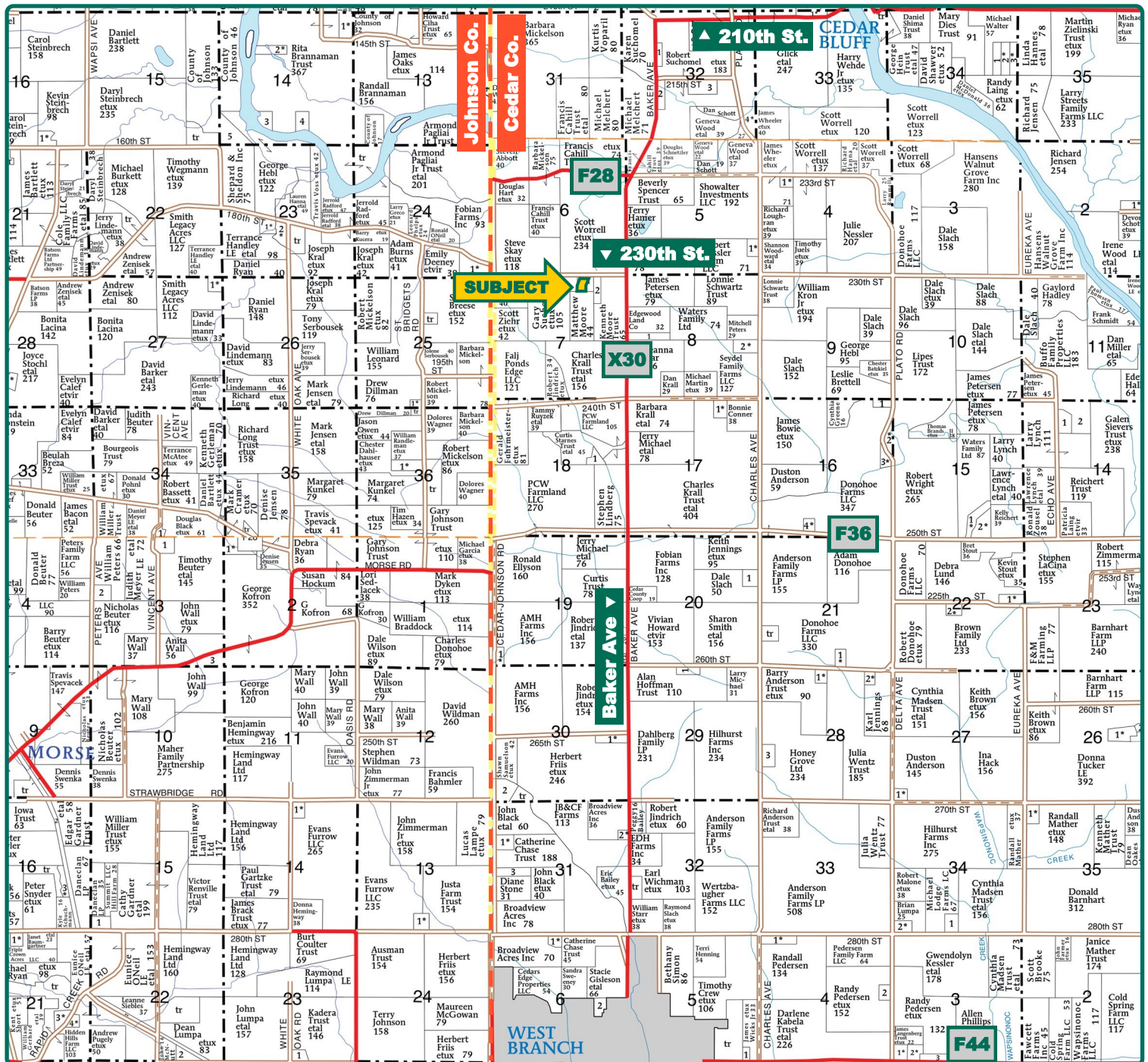
- 9.11-Acre Building Site Located 5 Miles North of West Branch, Iowa
- Spacious Lot with Gorgeous Views
- Potential for Pond Site

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

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

Rebecca Frantz
Licensed Salesperson in IA
319-330-2945
RebeccaF@Hertz.ag

REID: 010-2416-01

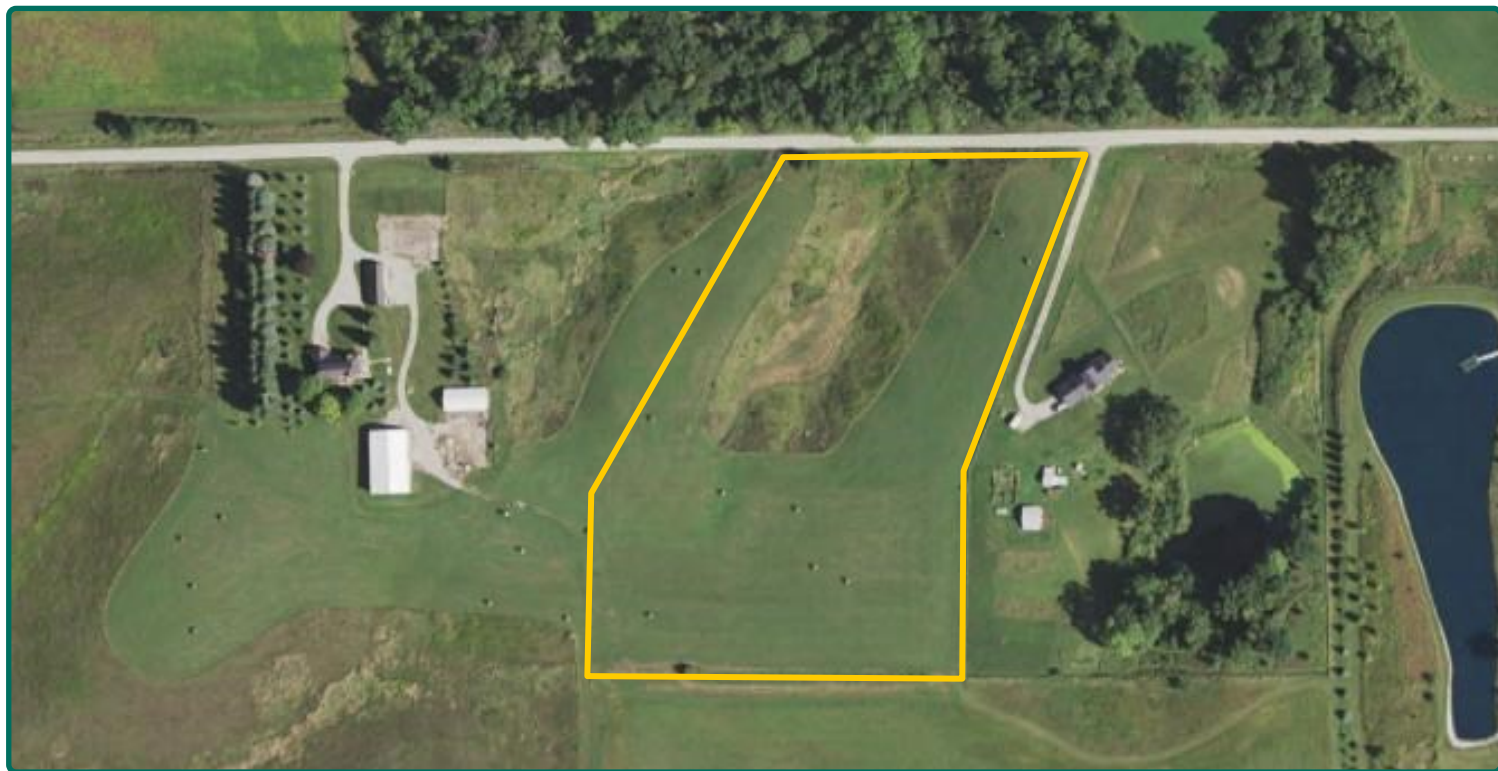


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Property Information

9.11 Acres, m/l

Location

From West Branch: 5 miles north on Baker Ave and 1/3 mile west on 230th St. The property is on the south side of the road.

From Cedar Bluff: 1 3/4 miles west on 210th St., 2 miles south on Baker Ave. and 1/3 mile west on 230th St.

Legal Description

Lot 1, Turkey Hollow First Addition, located in the NW 1/4 of the NE 1/4 of Section 7, Township 80 North, Range 4 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$194,000.00
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2021 - 2022: \$228.00
Net Taxable Acres: 9.11
Tax per Net Taxable Acre: \$25.03
Tax Parcel ID: 0150-09-07-200-008-0

FSA Data

This farm is not currently enrolled in the farm program but has a potential for 6.03 crop acres.

Soil Types/Productivity

The soil type is Fayette. CSR2 on the potential crop acres is 73.62. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

None.

Buildings/Improvements

None.

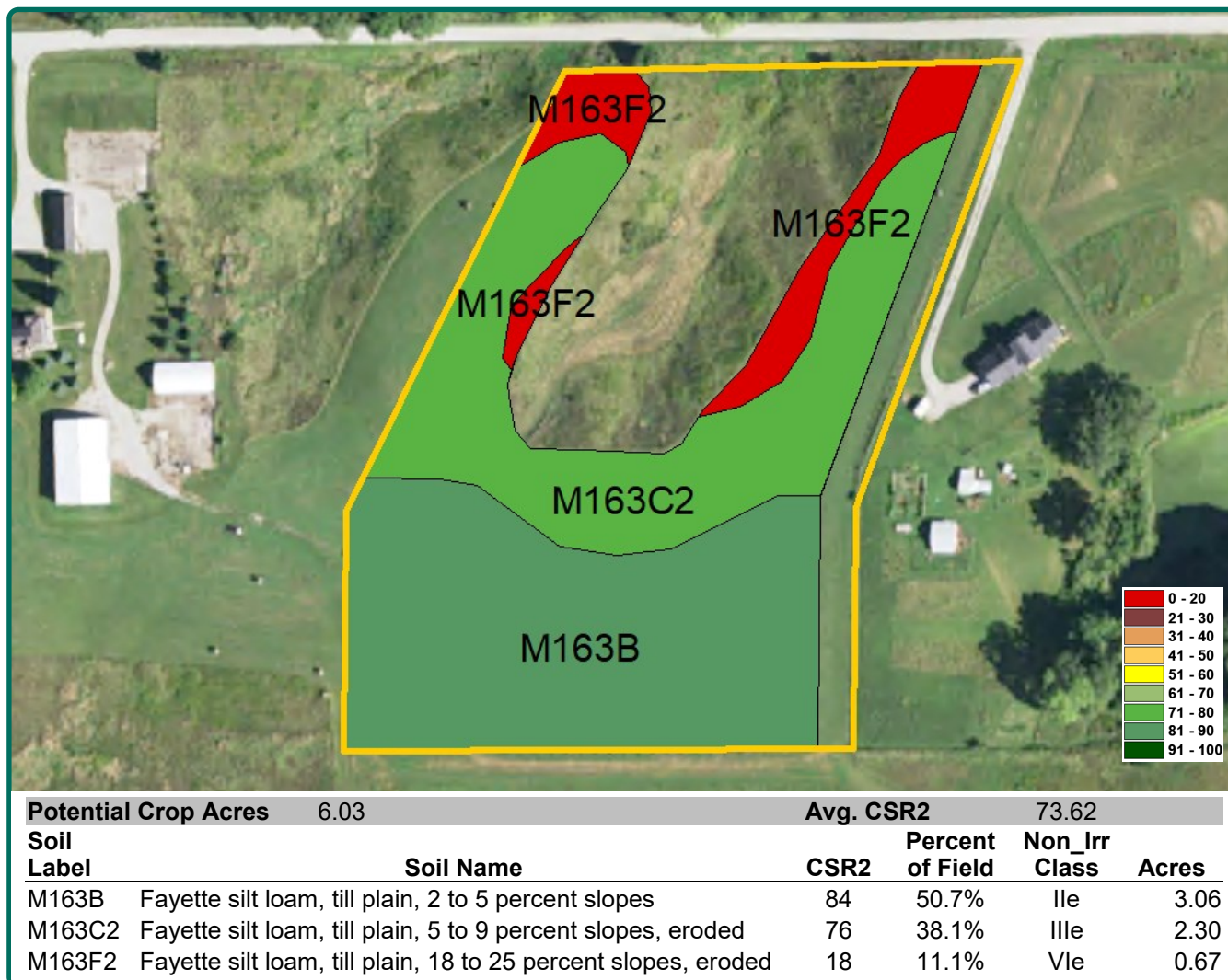
Water & Well Information

None.

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Easement

There is a 40'-wide ingress/egress easement running along the east edge of the property providing access to the farm to the south. See easement & zoning aerial for details.

Building Site

Cedar County Zoning has approved a 1.45-acre building site in the southwest corner of this property. See easement & zoning aerial for details.

Comments

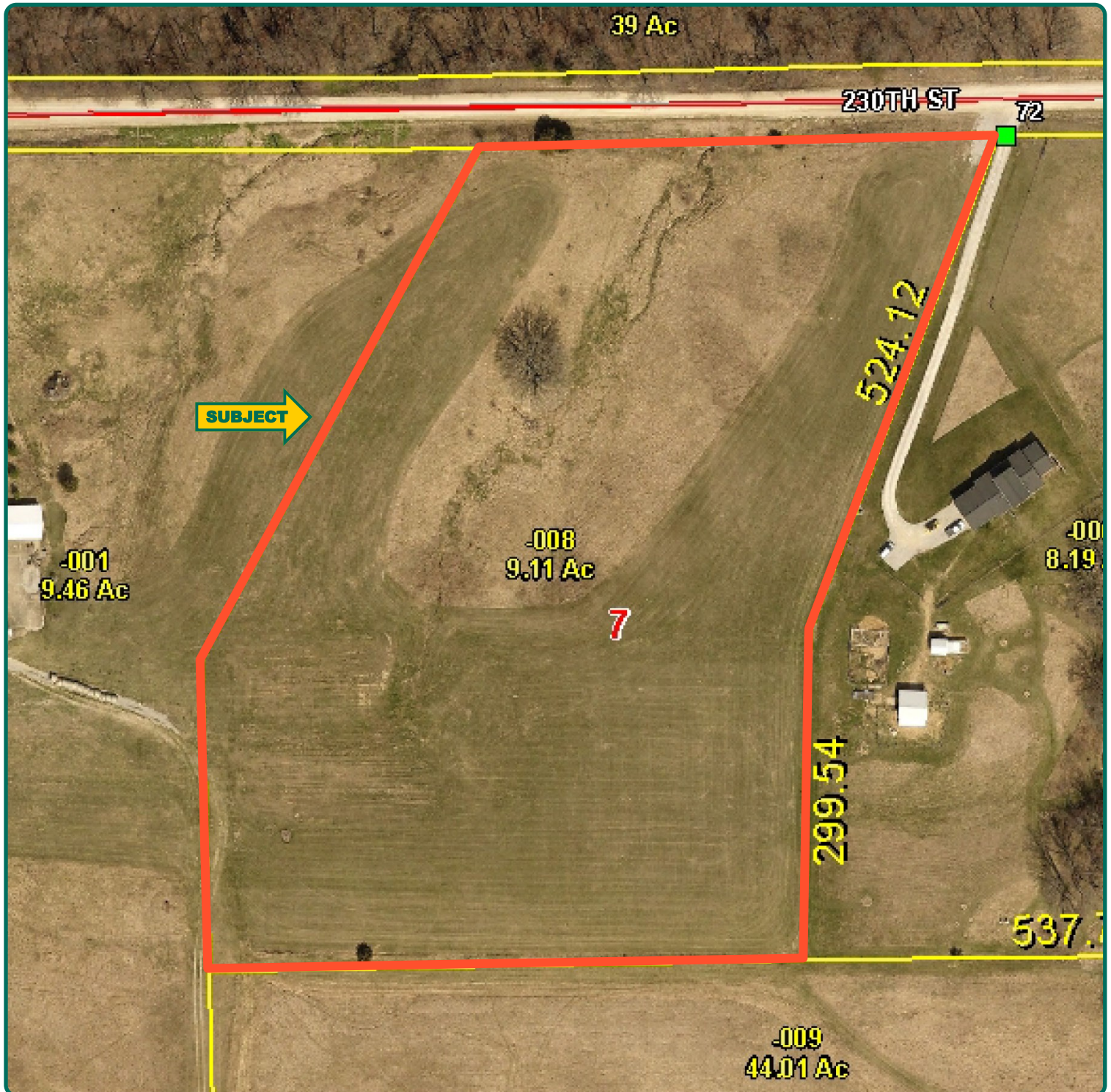
This is an attractive building site located in Cedar County.

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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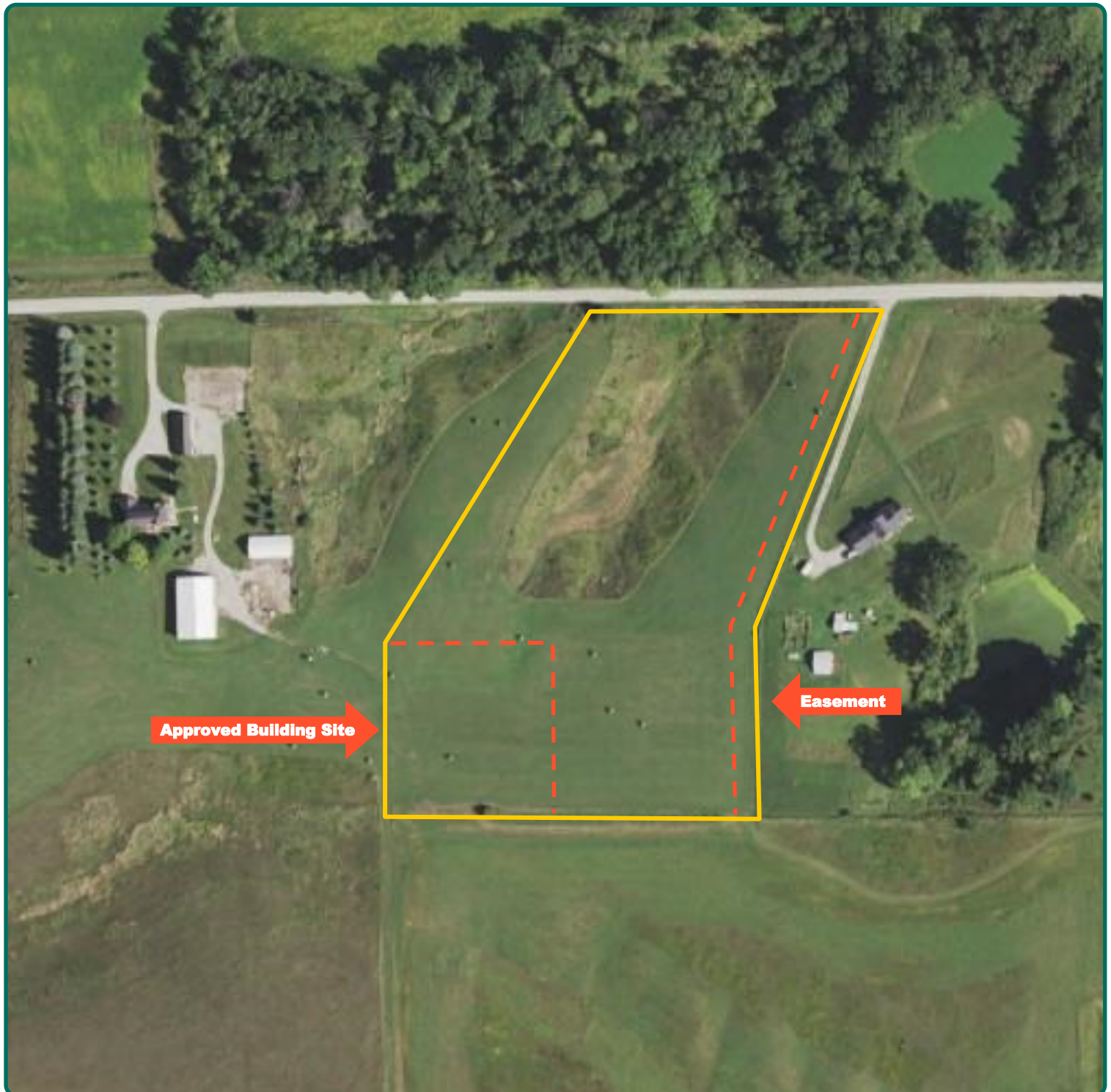
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