

# Land For Sale

**ACREAGE:**

**40.00 Acres, m/l**

**LOCATION:**

**Hamilton County, IA**



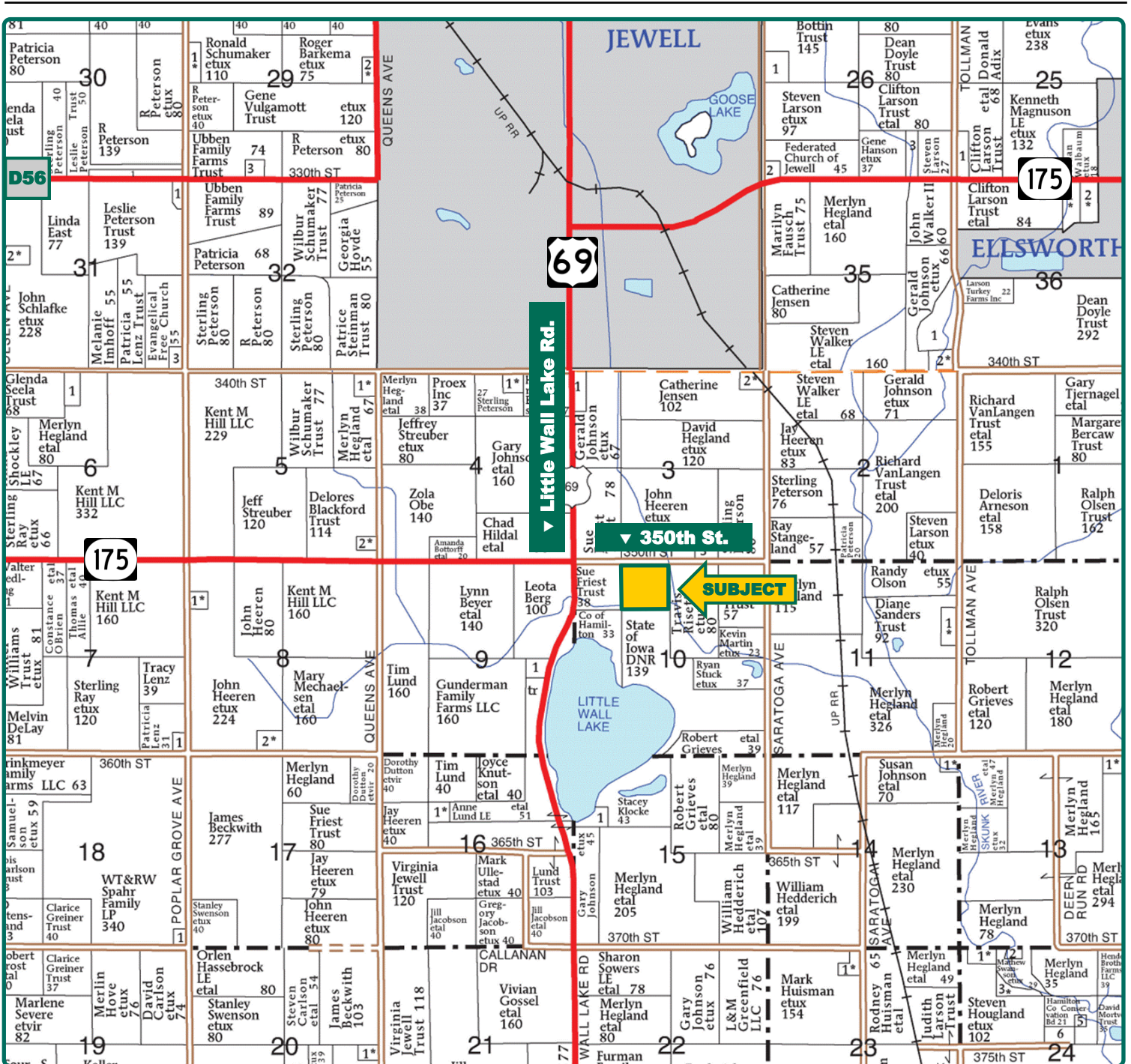
## Property Key Features

- Beautiful Acreage by Little Wall Lake
- Single-Story Berm Home
- Mix of Grass and Timber Acres with a Creek

**Matt Vegter, ALC**  
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**Total Living SF:** 1,680  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Year Built:** 1999

**ADDRESS:**

**2744 350th Street  
 Jewell, IA 50130**

**Property Information**  
**40.00 Acres, m/l**

**Location**

From Jewell: Go south on Hwy. 69 for 2 miles. Head east on 350th St., in ½ mile property will be on the south side of the road.

**Legal Description**

NE¼ NW¼ of Sec. 10, Twp. 86 North, Rng. 24 West of the 5th P.M. (Ellsworth Township)

**Price & Terms**

- \$600,000.00
- \$15,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

**Possession**

As agreed upon.

**Real Estate Tax**

Taxes Payable 2021 - 2022: \$3,372.00  
 Gross Acres: 40.00  
 Net Taxable Acres: 37.05

**School District**

South Hamilton Community School District.

**Buildings**

- (1) single family home
- (1) 2-car, detached garage
- (2) 11' x 24' sheds built in 2012
- (1) 11' x 31' shed built in 2014
- (1) 12' x 36' shed built in 2015

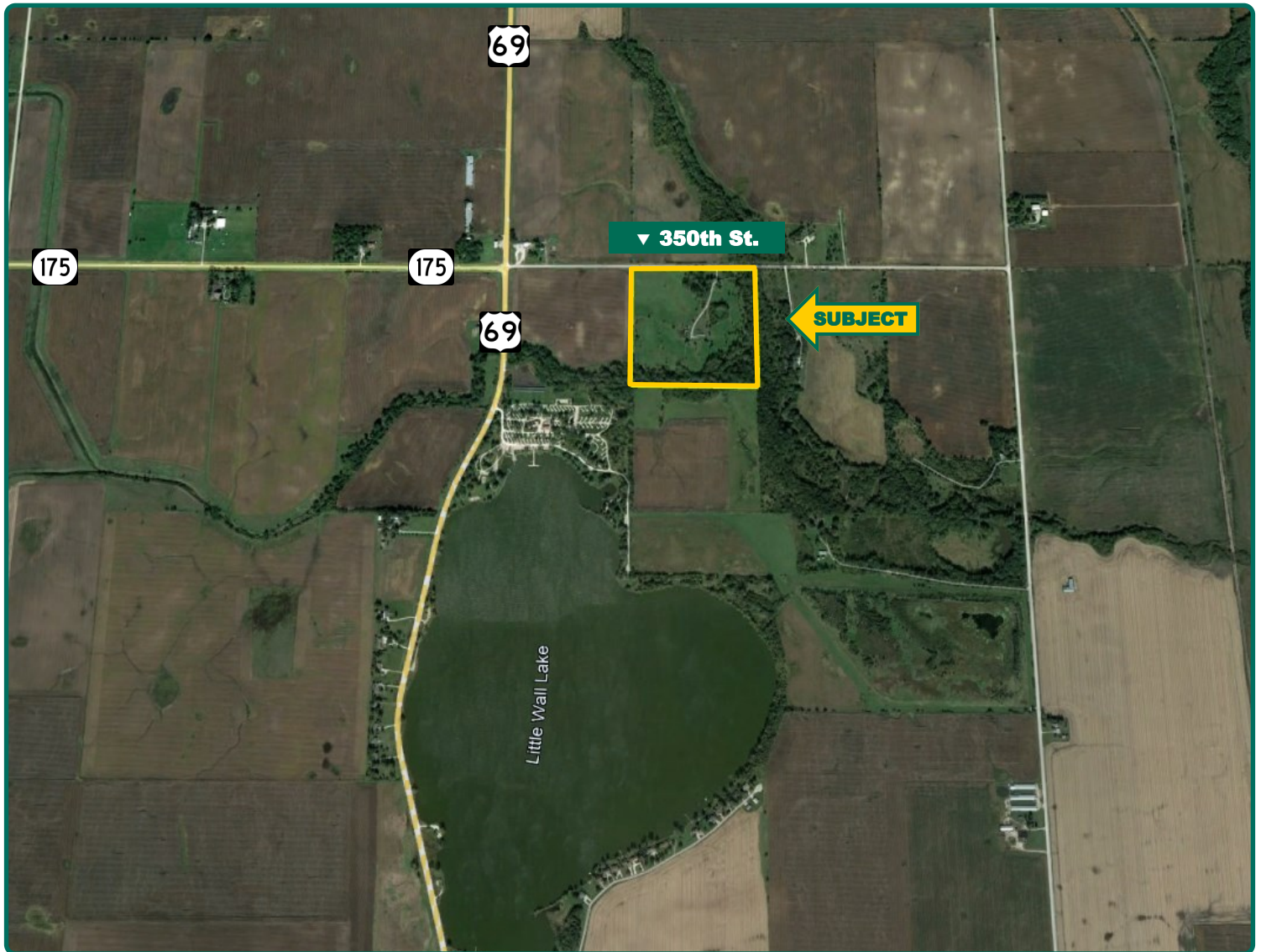
**Acreeage & Dwelling**

This property is a nature lovers dream that has been meticulously cared for over the years and had many recent improvements in 2018 & 2019. This single-story bermed home was built in 1999 and features 1,680 sq. ft. of living space that includes an open living room and kitchen, 2 bedrooms and 1 full bath. The north and west exterior walls of the home are made of 8" thick concrete. This home is handicap accessible and includes a specially built tornado shelter in the bathroom. There is a flowing creek on the south side of the property, mature timber throughout, grass/pasture acres, 4 rain fed ponds and many mowed walking trails to enjoy the scenery. Wildlife is in abundance on this acreage with Little Wall Lake just a stone's throw away!

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### Dwelling Improvements

- New ductless air conditioning units
- New roof
- New windows
- New gutters
- New hot water heater, water softener, pressure tank and filter system
- New well pump

*Improvements made in 2018 & 2019.*

### Water

One well. There is Xenia rural water available at the road that is not currently servicing the home.

*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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North Facing Side of Home



South Facing Side of Home



Driveway



Timber / Grass Area



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Kitchen Facing Dining Room



Kitchen



Living Room



Kitchen Island



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Bedroom



Bedroom



Bathroom



Utility / Laundry Room



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