

Lot For Sale

ACREAGE:

10.37 Acres, m/l

LOCATION:

Benton County, IA



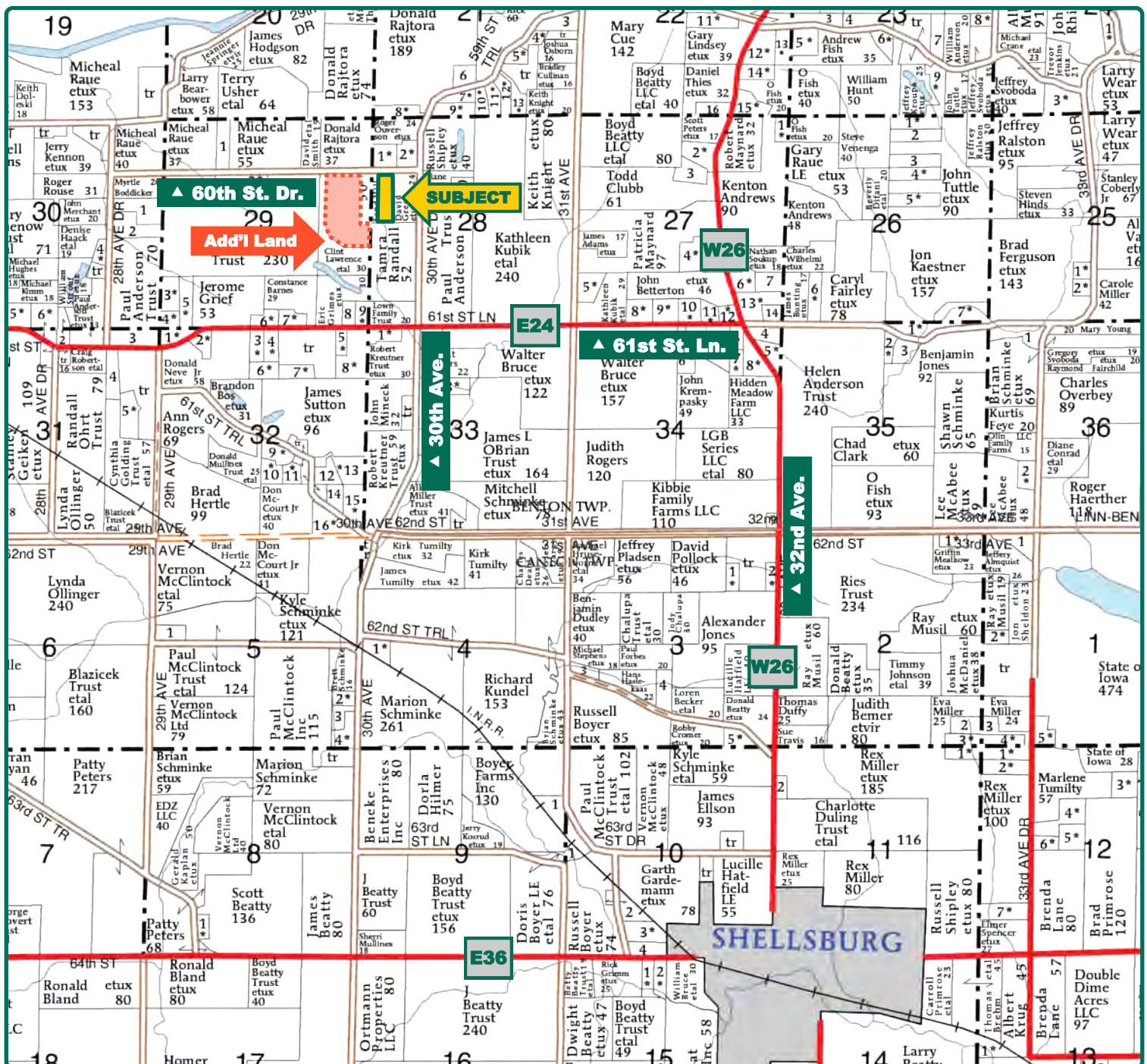
Property Key Features

- Located 4½ Miles from Shellsburg, Iowa
- Spacious Lot with Potential Building Opportunity
- Attractive Benton County Land

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Property Information

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Location

From Shellsburg: 3 mile north on 32nd Ave., 1½ miles west on 61st St. Ln., ¾ mile north on 30th Ave., ¼ mile west on 60th St. Dr. The property is located on the south side of the road.

Legal Description

Parcel B per the Amended Plat of Survey recorded in Book 04, Page 6932, located in a part of the SW¼ of the NW¼ of Section 28, Township 85 North, Range 9 West of the 5th P.M., Benton County, Iowa.

Price & Terms

- \$200,000.00
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2022-2023: \$190.00
Net Taxable Acres: 10.37
Tax per Net Taxable Acre: \$18.32
Tax Parcel ID #: 27010270

Land Description

Gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a spacious, potential building site in Benton County!

Additional Land for Sale

Seller has an additional tract of land for sale located west of this property. See Additional Land Aerial Photo.

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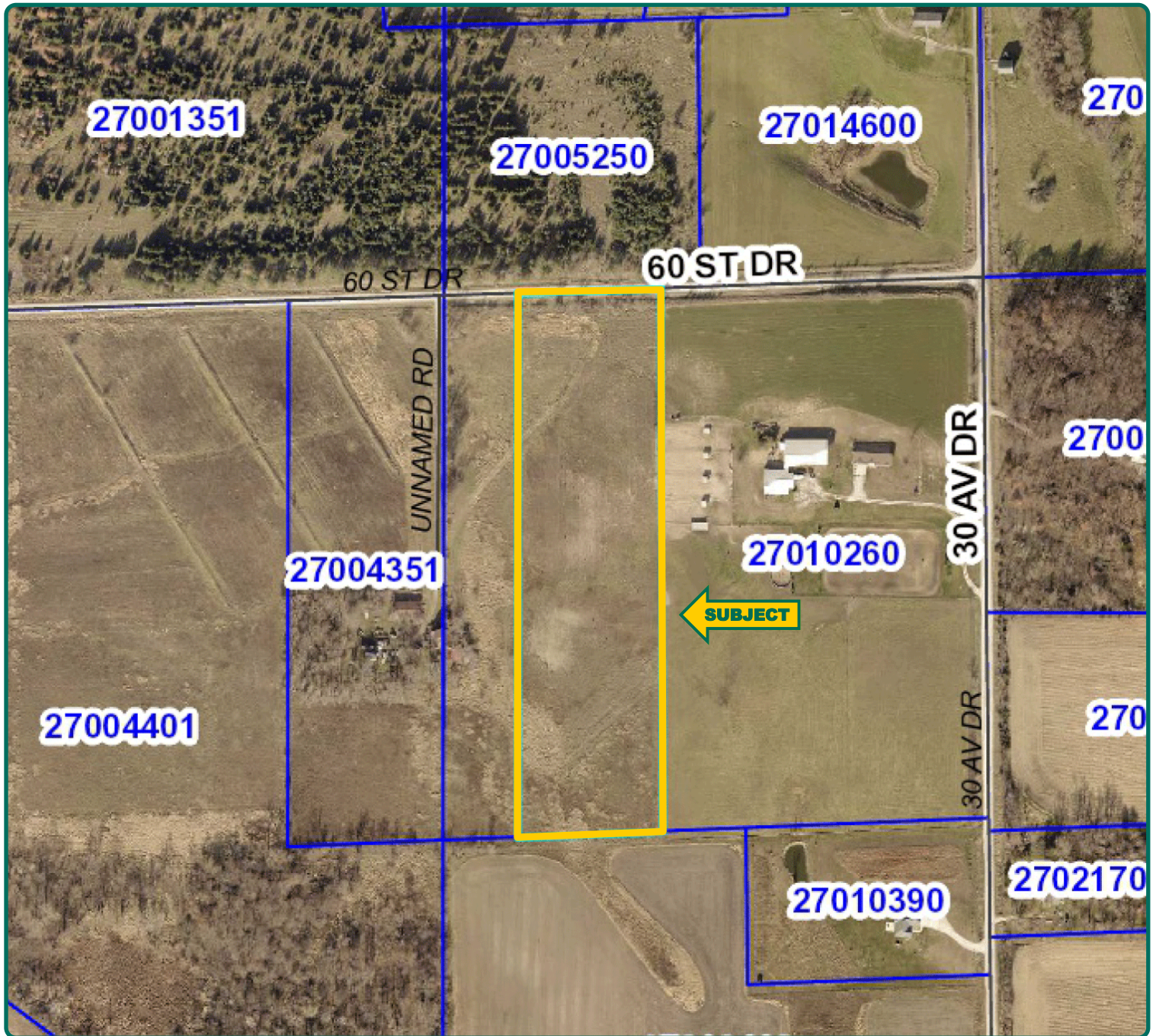
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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