

Acreage For Sale

ACREAGE:

14.29 Acres, m/l

LOCATION:

Decatur County, IA

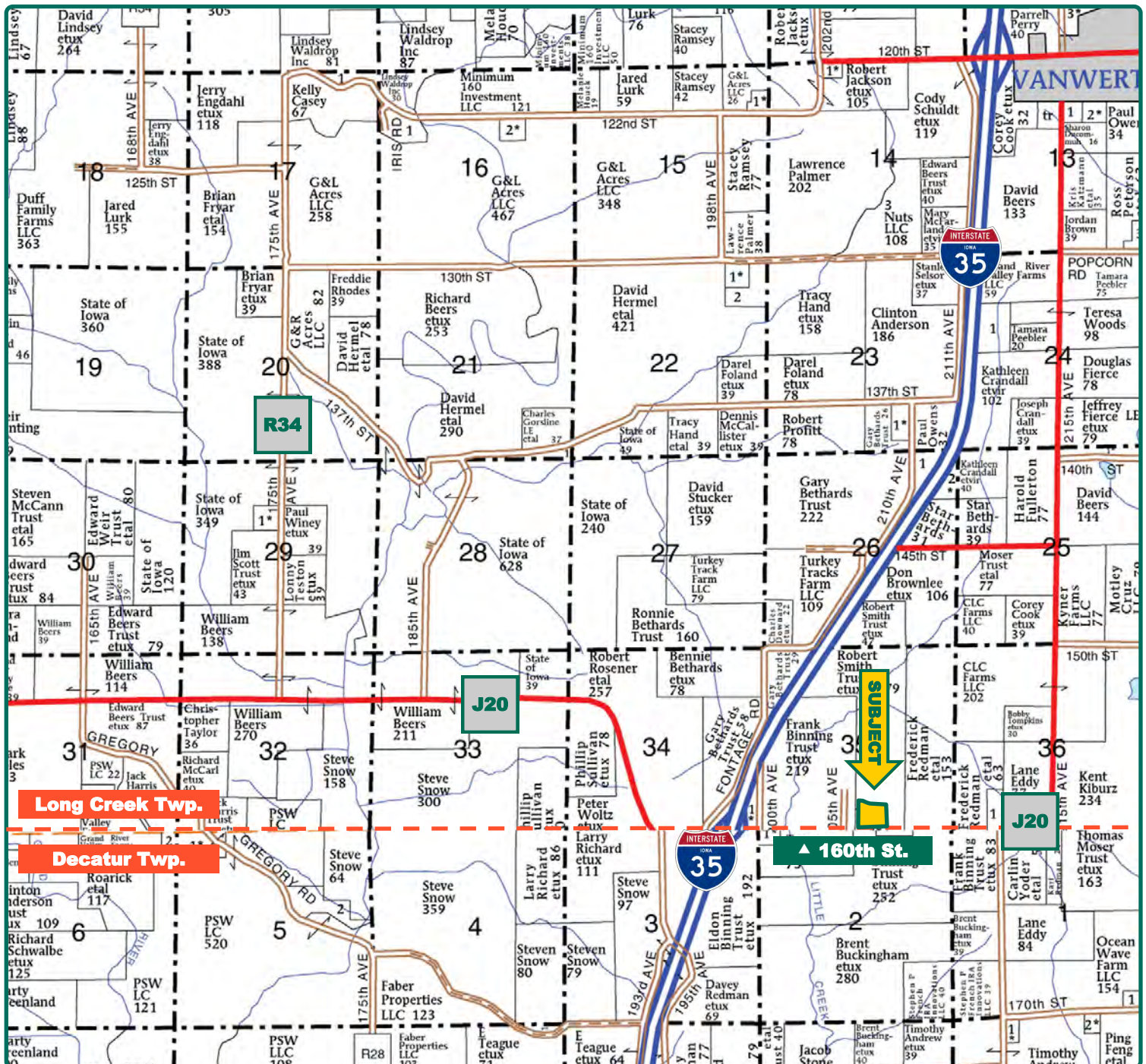


Property Key Features

- 1½ - Story Home Built in 1921 on Paved County Highway J20
- 4 Bedroom, 1½ Bathroom with 2,287 sq. ft. of Total Living Space
- Acreage Includes a Newer Septic System, 2-Acre Pond & Outbuildings

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Total Living SF: 2,287

Bedrooms: 4

Bathrooms: 1½

Year Built: 1921

ADDRESS:

20680 County Highway J-20
Van Wert, IA 50262

Property Information

14.29 Acres, m/l

Location

From VanWert: Go south on Interstate 35 for 3 miles to Highway J20. Head east for ½ mile, property is on the north side of the road.

Legal Description

Parcel 'B' in the SW¼ SE¼, Section 35, Township 70 North, Range 26 West of the 5th P.M. (Long Creek Township)

Price & Terms

- \$332,000.00
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,192.00

Net Taxable Acres: 14.29

Tax Parcel ID #: 0235400003

Soil Types/Productivity

Primary soils are Clarinda and Arispe. CSR2 on the grass acres is 27.00. See soil map for detail.

Dwelling

Well-kept, 1½-story home featuring 4 bedrooms and 1½ baths in 2,287 square feet of living space with built in wood features throughout. Home has a 1-car attached garage as well as a newer septic system.

Buildings/Improvements

- 50' x 50' barn (1950)
- 28' x 40' crib (1930)
- 16' x 40' lean-to (1980)

Water & Well Information

- Rural water
- 2 wells near windmill and dwelling
- 2-acre pond

Land Description

Rolling to strongly sloped.

Drainage

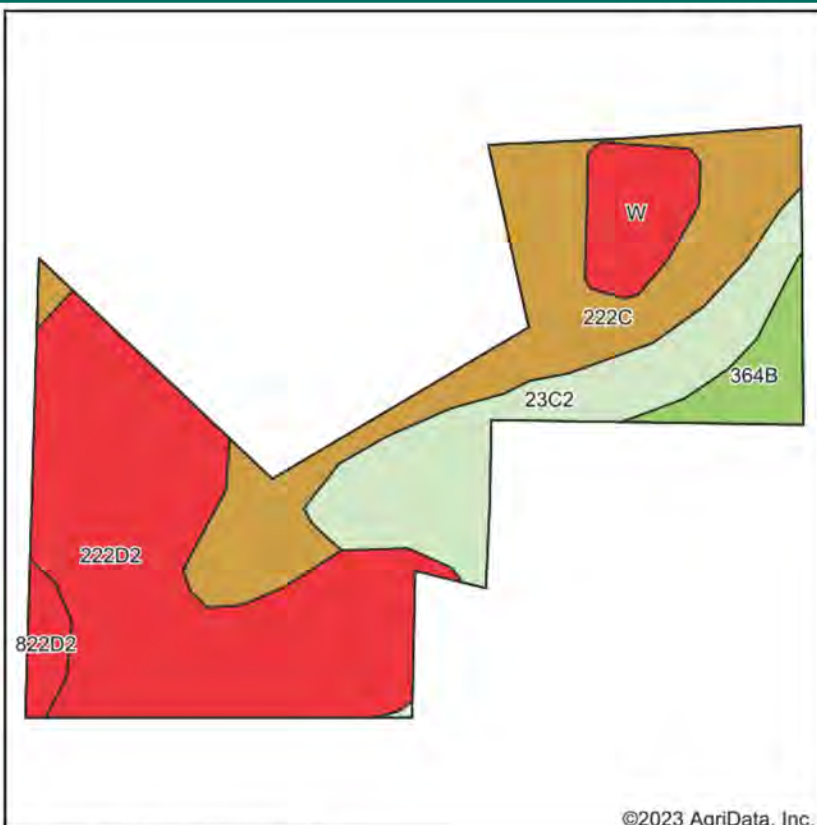
Natural.

Comments

Great acreage on a hard-surfaced county road ½ mile from I-35.

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State: Iowa
County: Decatur
Location: 35-70N-26W
Township: Long Creek
Acres: 6.77
Date: 7/19/2023



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA053, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	2.73	40.3%		IVe	8
222C	Clarinda silty clay loam, 5 to 9 percent slopes	1.87	27.6%		IVw	31
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	1.27	18.8%		IIIe	62
W	Water	0.43	6.4%			0
364B	Grundy silty clay loam, 2 to 5 percent slopes	0.31	4.6%		Ile	72
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	0.16	2.4%		IVe	11
Weighted Average					*-	27

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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Northeast Looking Southwest



Southwest Looking Northeast



Northwest Looking Southeast



Front of House



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Living Room



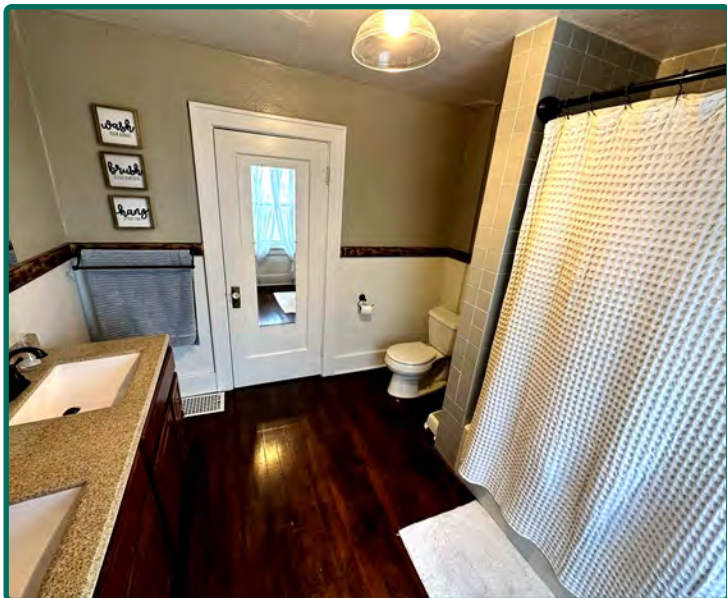
Dining Room



Kitchen



Full Bathroom



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Master Bedroom



Bedroom #2



Bedroom #3



Bedroom #4



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