

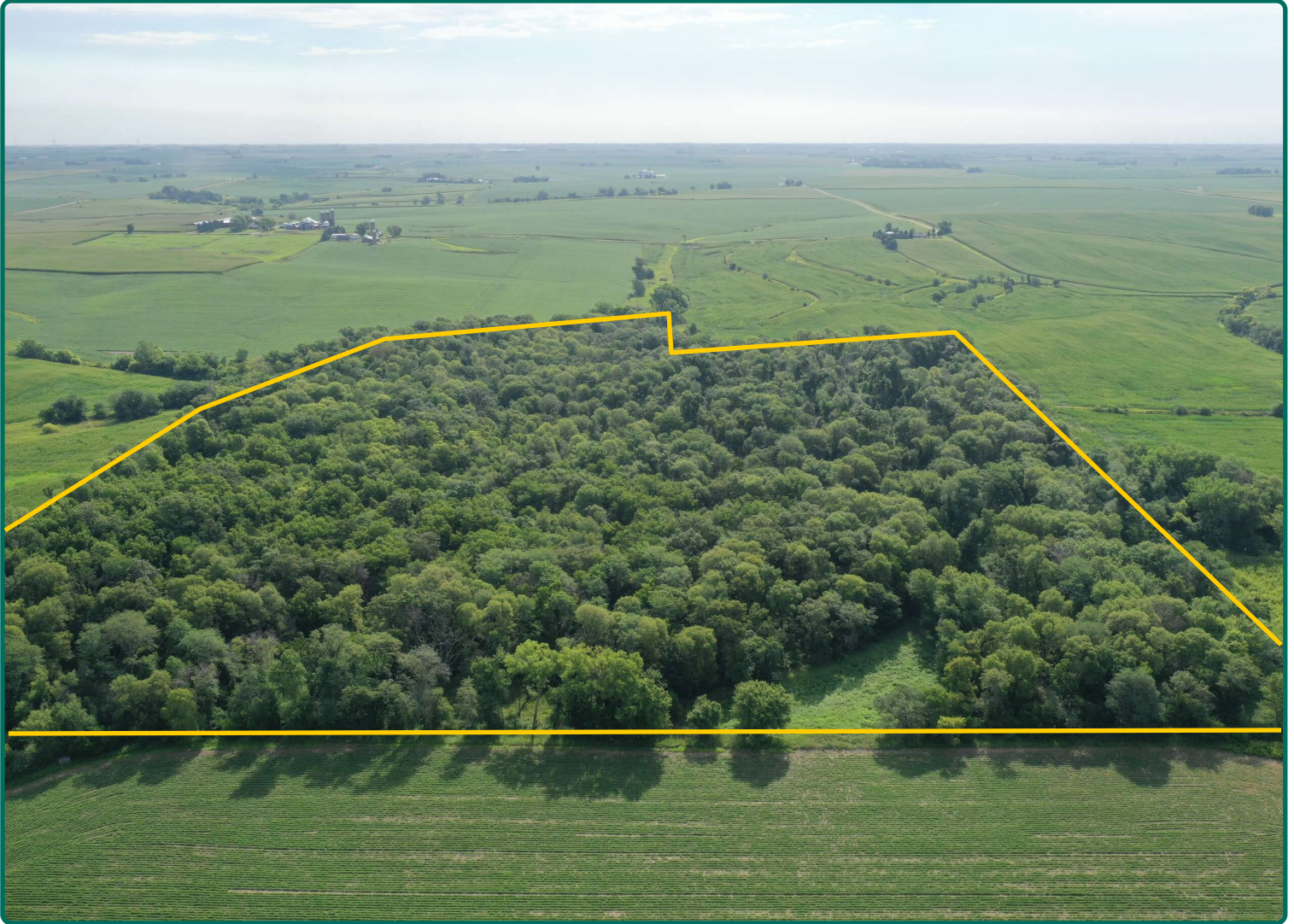
# Land For Sale

**ACREAGE:**

**48.00 Acres, m/l**

**LOCATION:**

**Hardin County, IA**



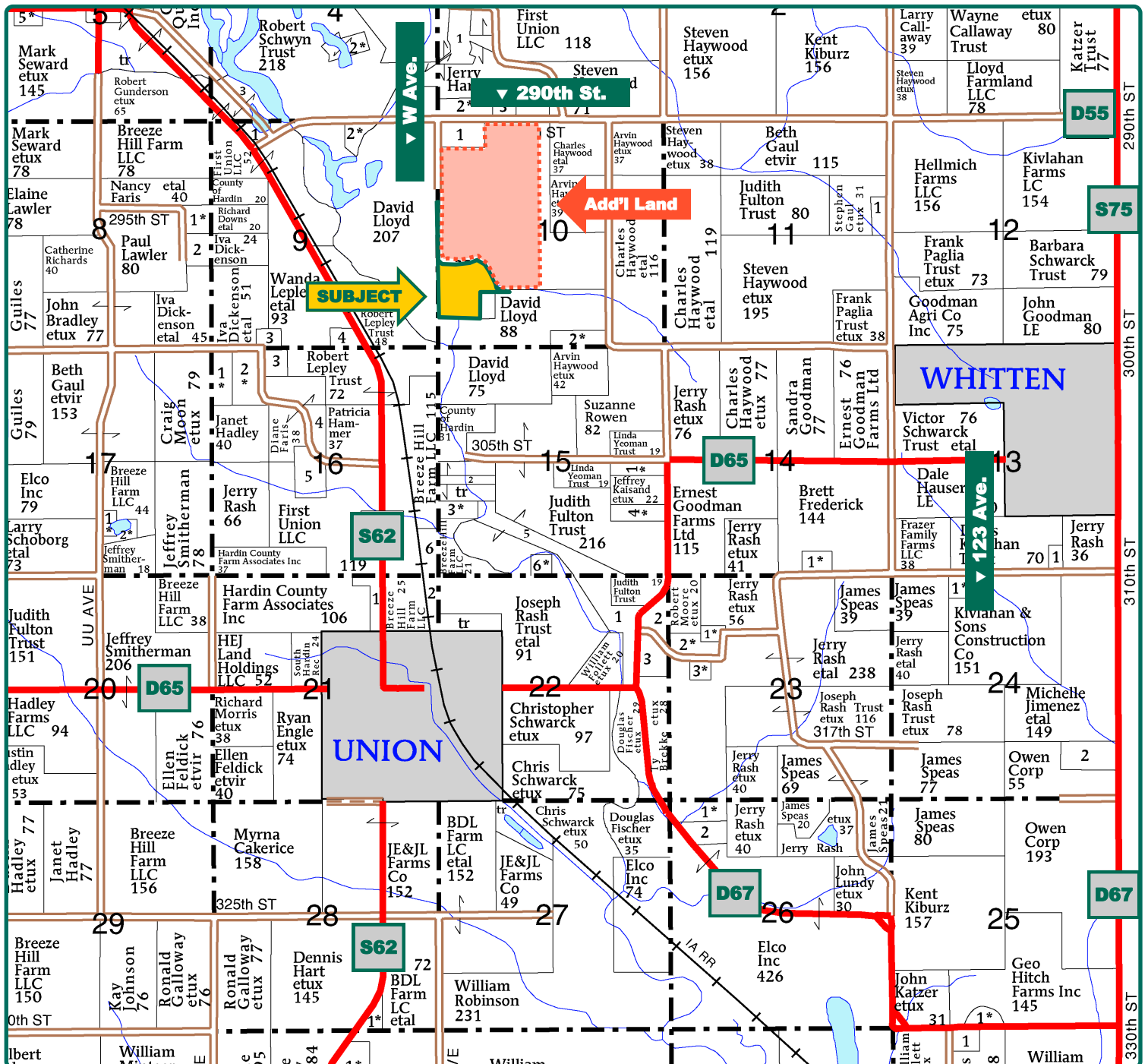
## Property *Key Features*

- Four Miles Northwest of Whitten
- Mature Trees and Abundant Wildlife Throughout
- Secluded Hunting Property Near the Iowa River

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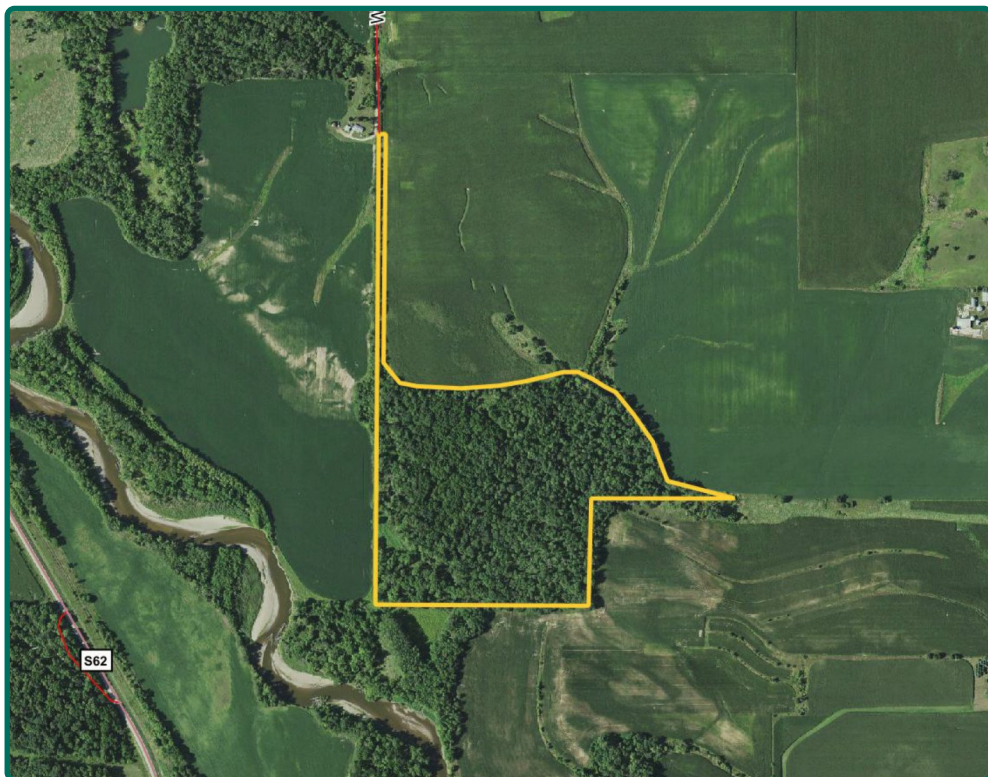
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**Forest Reserve Acres: 46.88**

## Property Information

**48.00 Acres, m/l**

### Location

From Whitten: Head north on S75 for 1½ miles. Head west on 290th Street for 3 miles, then south on W Avenue. Property is at the end of W Avenue.

### Legal Description

Tax Parcel #861910300002 and N½ SW¼ SW¼, all in Section 10, Township 86 North, Range 19 West of the 5th P.M. (Union Township)

### Price & Terms

- \$285,600.00
- \$5,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$33.55\*  
Gross Acres: 48.00\*  
Forest Reserve Acres: 46.88  
Net Taxable Acres: 1.12\*  
Tax per Net Taxable Acre: \$29.96\*  
Tax Parcel ID #s: 861910300002, 861910300003  
*\*Taxes estimated pending survey of property. Hardin County Treasurer will determine final tax figures.*

### Land Description

Level to moderately sloping.

### Buildings/Improvements

None.

### Water & Well Information

No known wells.

### Property Access

Seller will survey and create a lane off of the dead-end road W Avenue to give the Buyer access to property.

### Comments

Timber Reserve Program property with amazing recreational opportunities near the Iowa River.

### Additional Land for Sale

Seller has 1 additional tract of land for sale located directly east of this property. See Additional Land Aerial Photo.

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East Looking West



Access to Property



Timber



Timber



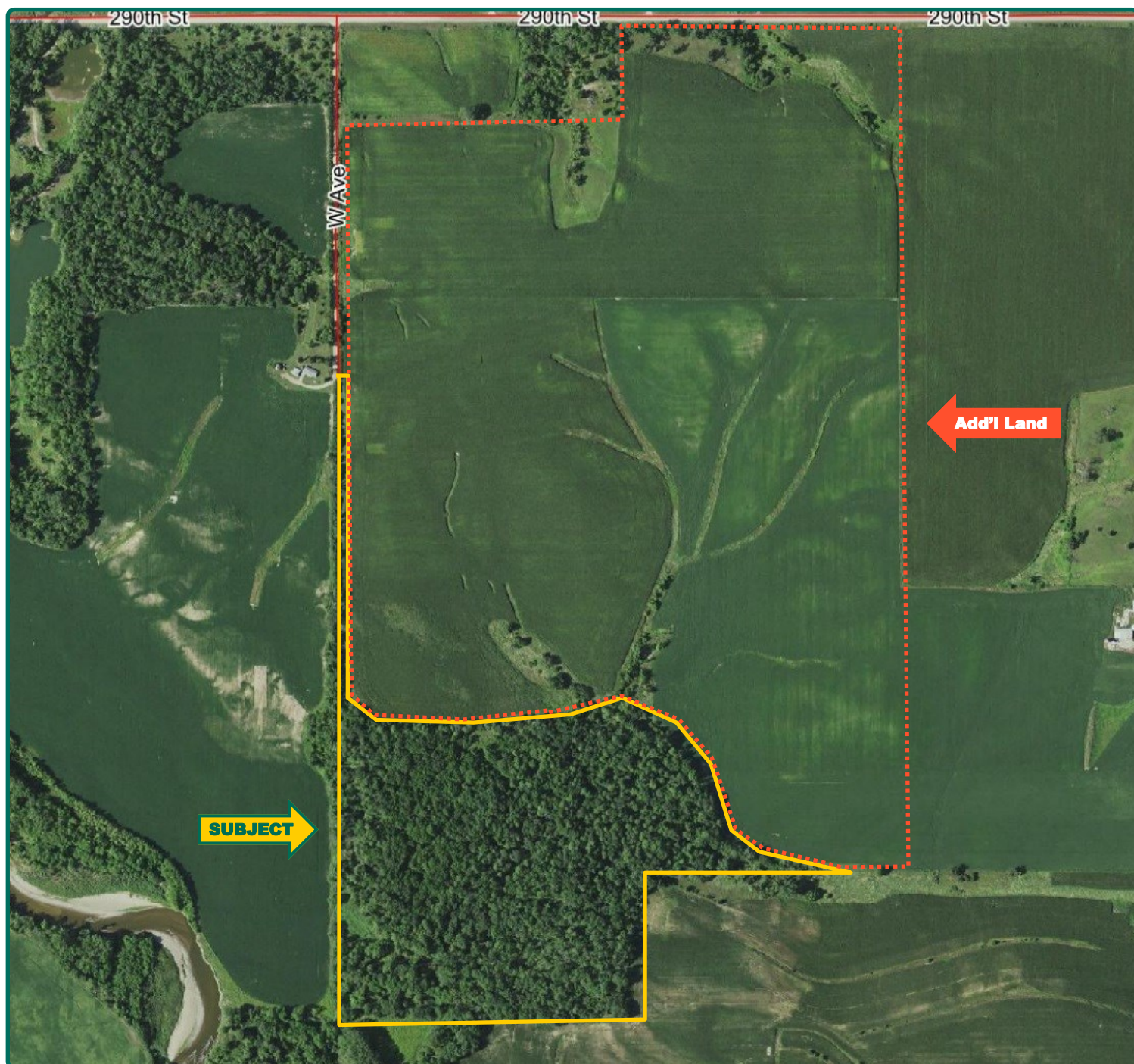
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# Additional Land Aerial Photo



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