

Land For Sale

ACREAGE:

8.54 Acres, m/l

LOCATION:

Buchanan County, IA

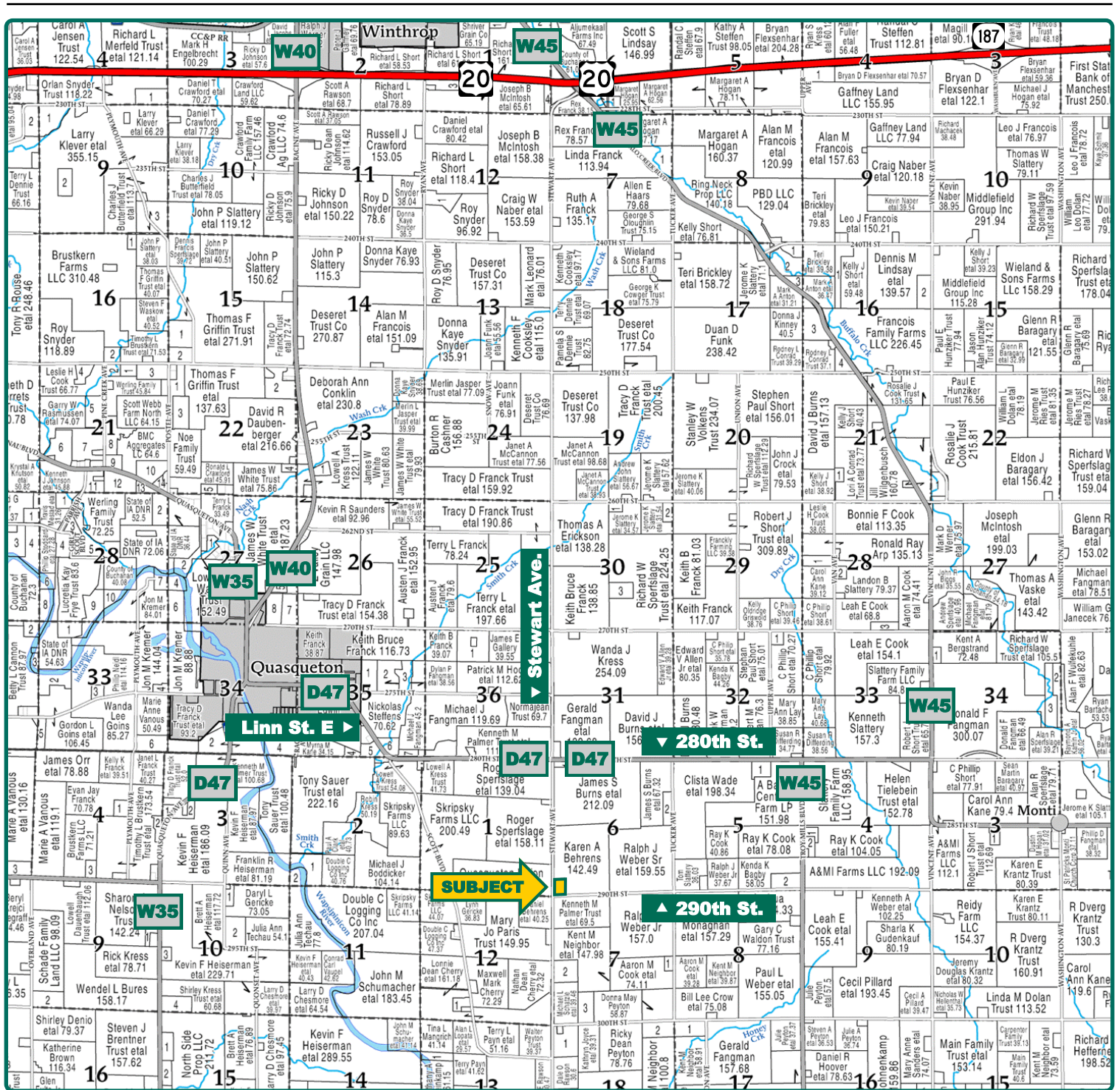


Property Key Features

- Located 2½ Miles Southeast of Quasqueton, Iowa
- Attractive Building Site in Rural Buchanan County
- Includes Some Mature Timber and a Well-Maintained Livestock Barn

Troy Louwagie, ALC
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Property Information

8.54 Acres, m/l

Location

From Quasqueton: ½ mile southeast on Linn St. E, 1¼ miles east on 280th St., 1 mile south on Stewart Ave. and then east on 290th St. The property is on the north side of the road.

Site Address

2861 290th Street
Winthrop, Iowa 50682

Legal Description

That part of the SW¼ of the SW¼ of Section 6, Township 87 North, Range 7 West of the 5th P.M., in Buchanan County, Iowa, containing 8.54 acres, more or less, including the public right-of-way. Updated abstract to govern.

Price & Terms

- \$175,000.00
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2023 - 2024: \$694.00
Gross Acres: 8.54
Exempt Road ROW Acres: 1.14
Net Taxable Acres: 7.40
Tax Parcel ID #: 1606300006

Land Description

The topography is gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

There is a nice 36' by 60' livestock barn with newer steel and a 24' by 48' machine shed.

Water & Well Information

None.

Comments

This is an opportunity to build your dream home on an attractive building site in rural Buchanan County. It includes some mature trees and two, nice livestock buildings. All of the other, older livestock buildings have been razed within the past year.

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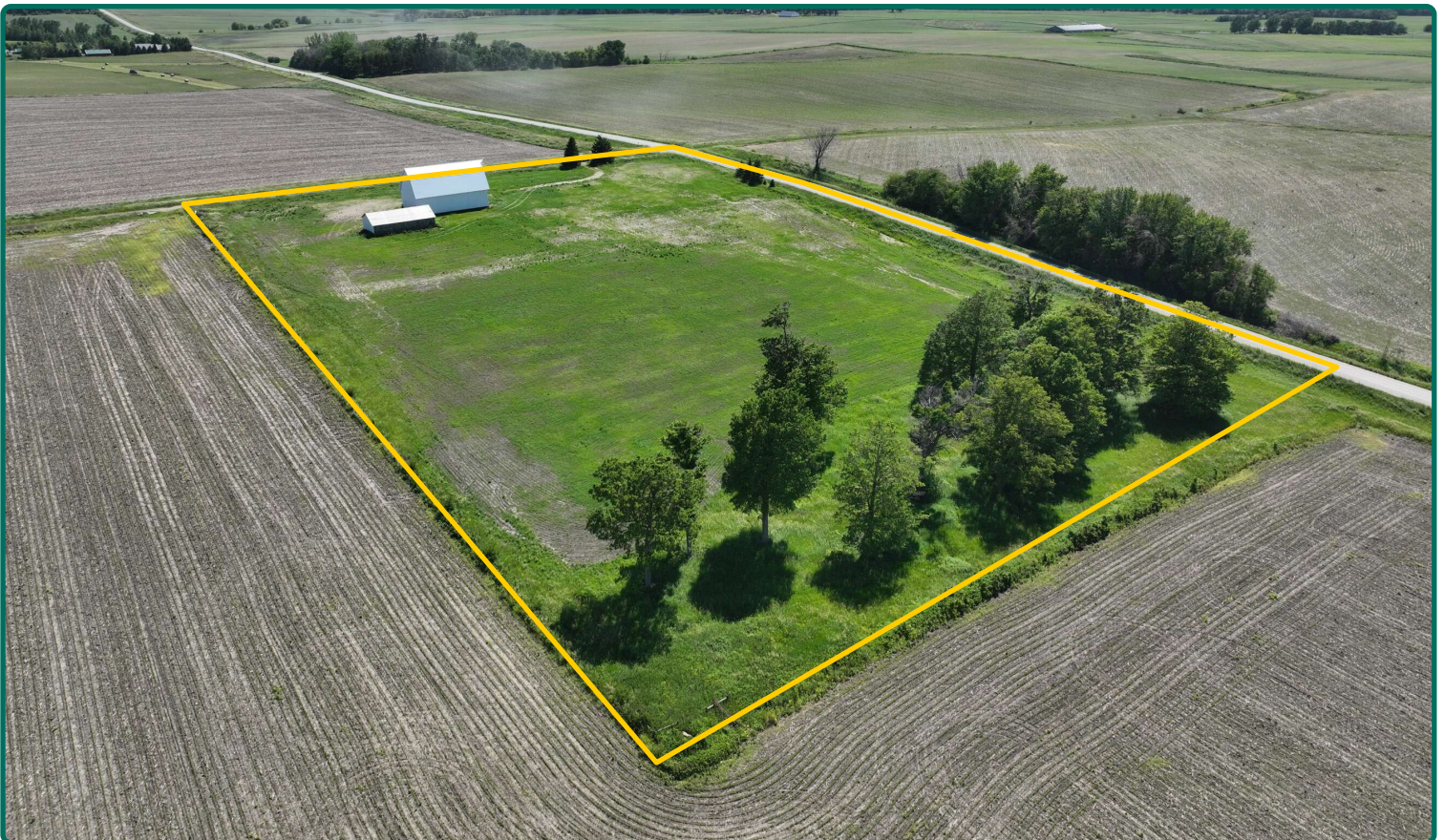
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

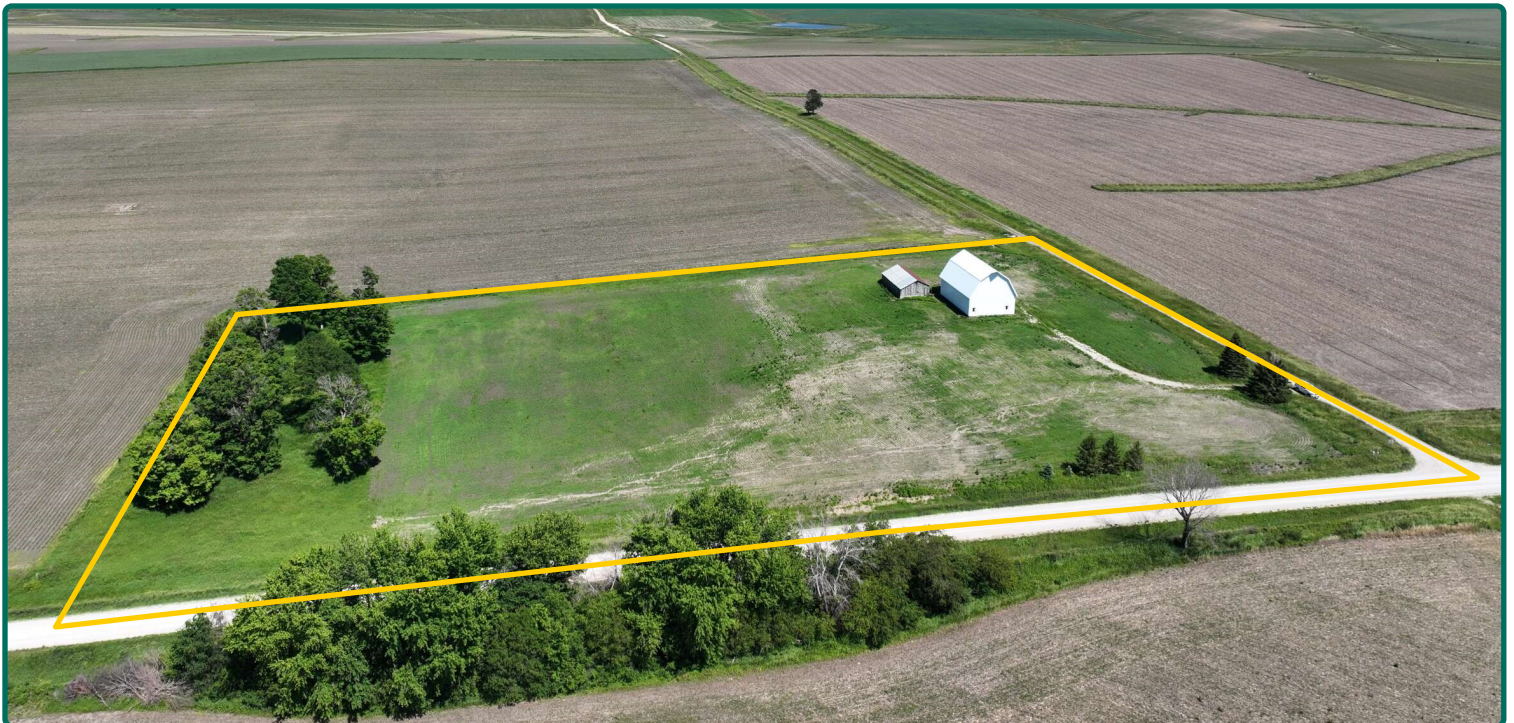
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