

Land For Sale

ACREAGE:

LOCATION:

15.23 Acres, m/l

Jefferson County, IA



Property Key Features

- Located 3 Miles Southwest of Fairfield, Iowa on South 32nd Street
- Beautiful Mix of Timber and Grasses with Incredible Views
- A Secluded Building Site to Build Your Dream Home

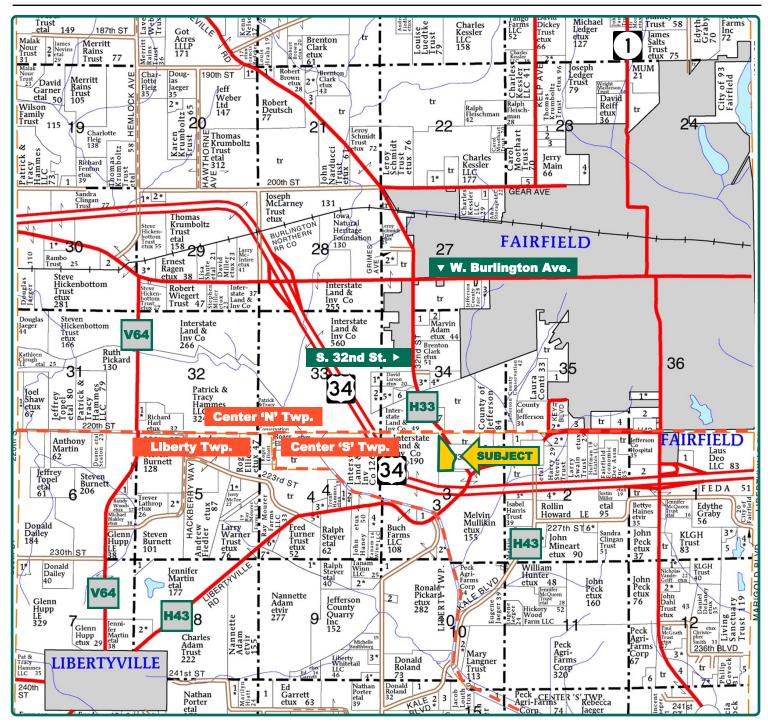
Adam Sylvester, AFM Licensed Salesperson in IA 319-721-3170 AdamS@Hertz.ag

319-382-3343 1621 East Washington St., Ste 5 Washington, IA 52353 www.Hertz.ag



Plat Map

Center 'S' Township, Jefferson County, IA



Map reproduced with permission of Farm & Home Publishers, Ltd.



Aerial Photo

15.23 Acres, m/l



Property Information 15.23 Acres, m/l

Location

From Fairfield: Go 2 miles west on W. Burlington Ave. and then 1¼ miles south on S. 32nd St. The property is located on the west side of the road.

Site Address

2222 W. Hills Drive Fairfield, IA 52556

Legal Description

Lots 1 and 2 in the NW¹/₄ of the NE¹/₄ in Section 3, Township 71 North, Range 10 West of the 5th P.M., Jefferson Co., IA.

Price & Terms

- \$142,500
- \$9,356.53/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2023 - 2024: \$688.00 Surveyed Acres: 15.23 Net Taxable Acres: 13.86 Tax per Net Taxable Acre: \$49.64 Tax Parcel ID #s: 1003201002 & 1003201003

Land Description

Nearly level to steep.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

A secluded building site on a hardsurfaced road is rare in Jefferson County! Mix of timber and grasses provides a beautiful setting to build your dream home and enjoy endless recreational opportunities. You'll have privacy and scenery of country living, with easy access to shops and restaurants of Fairfield, IA. Seller is a licensed real estate agent in the State of Iowa.

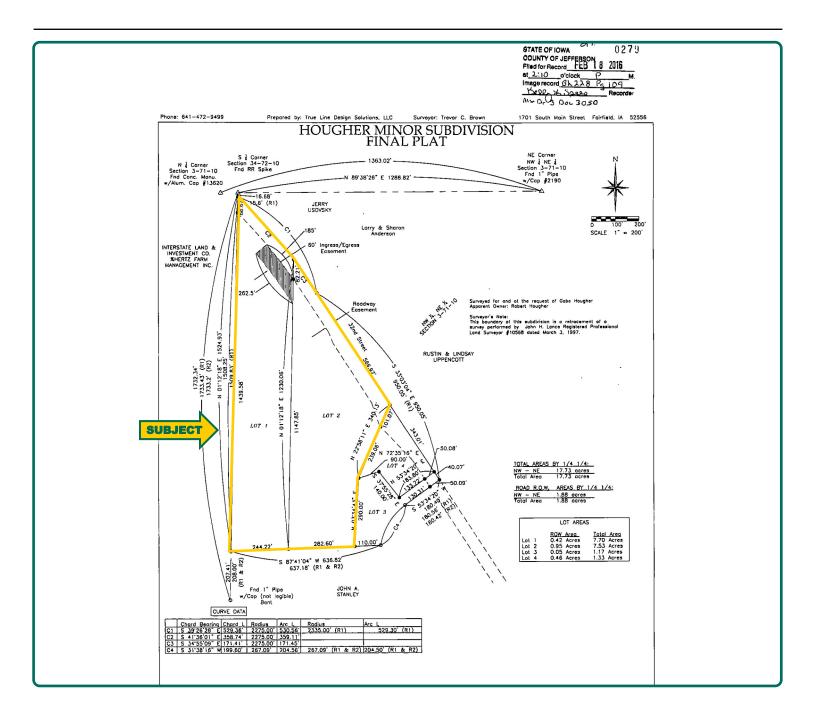
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Property Survey

15.23 Acres, m/l



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.



Property Photos

Looking South



Looking Northeast





Property Photos

Looking North



Timber



Driveway

