

# Land For Sale

**ACREAGE:**

**15.23 Acres, m/l**

**LOCATION:**

**Jefferson County, IA**



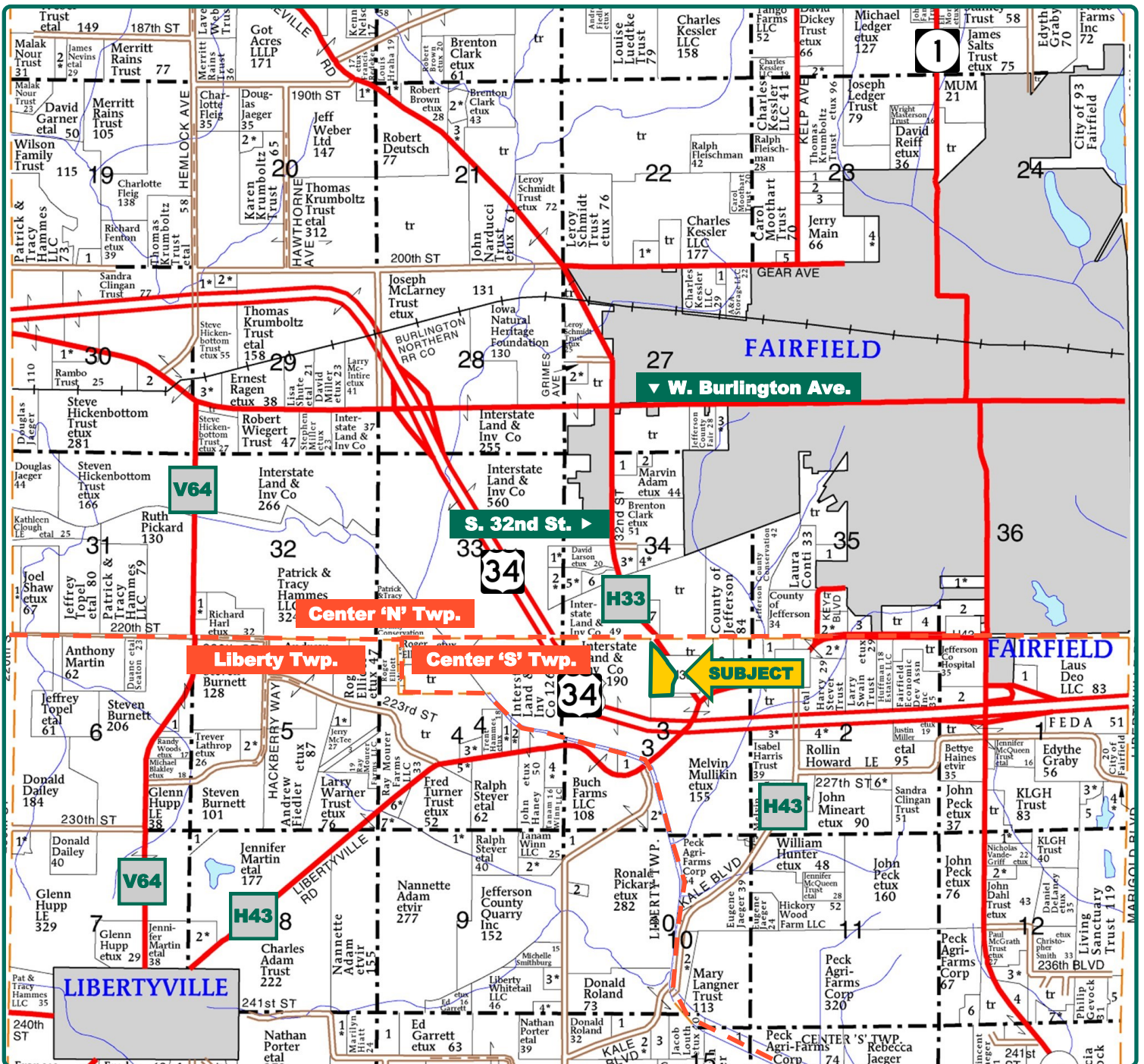
## Property Key Features

- 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**  
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**319-382-3343**  
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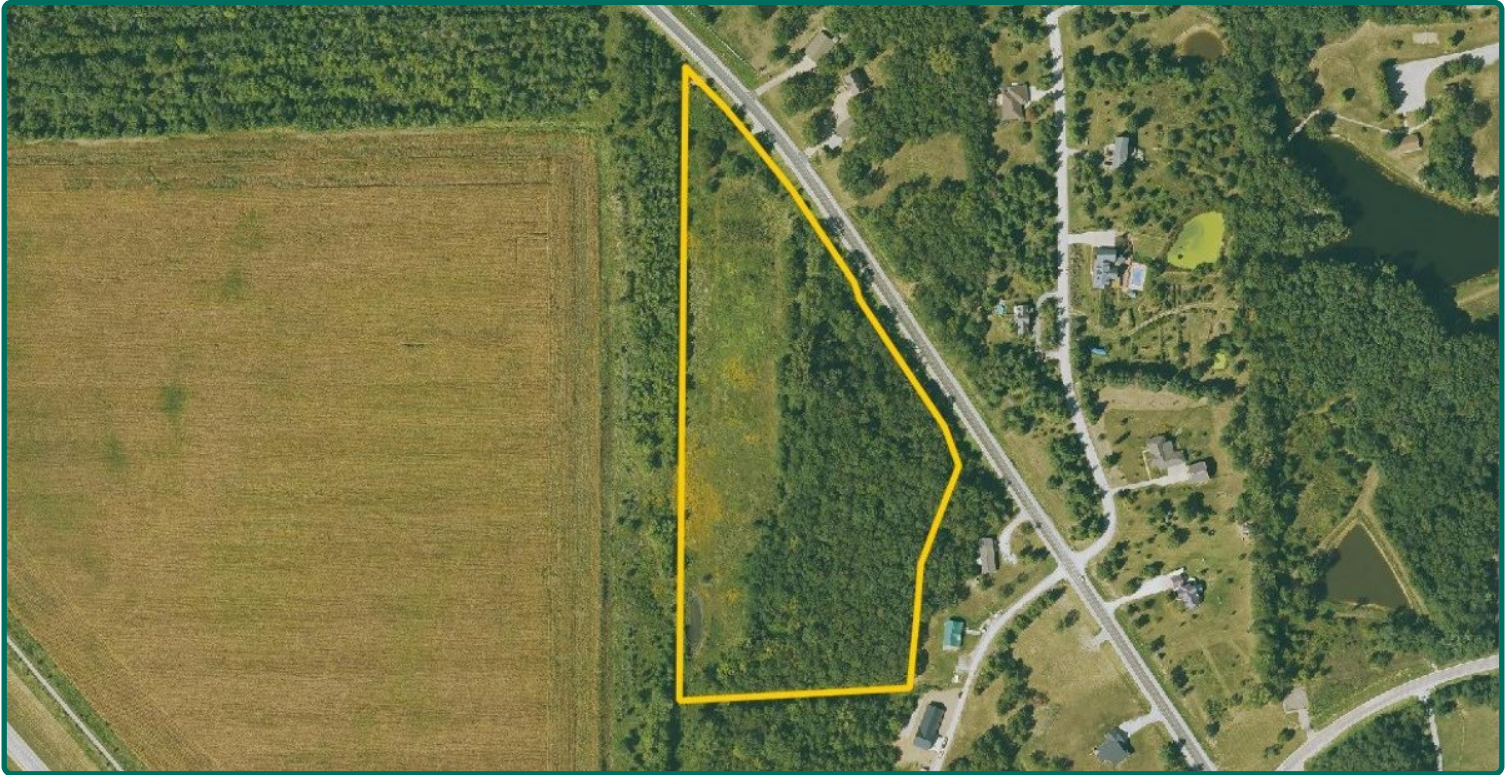


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## Property Information

**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 NW¼ of the NE¼ 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

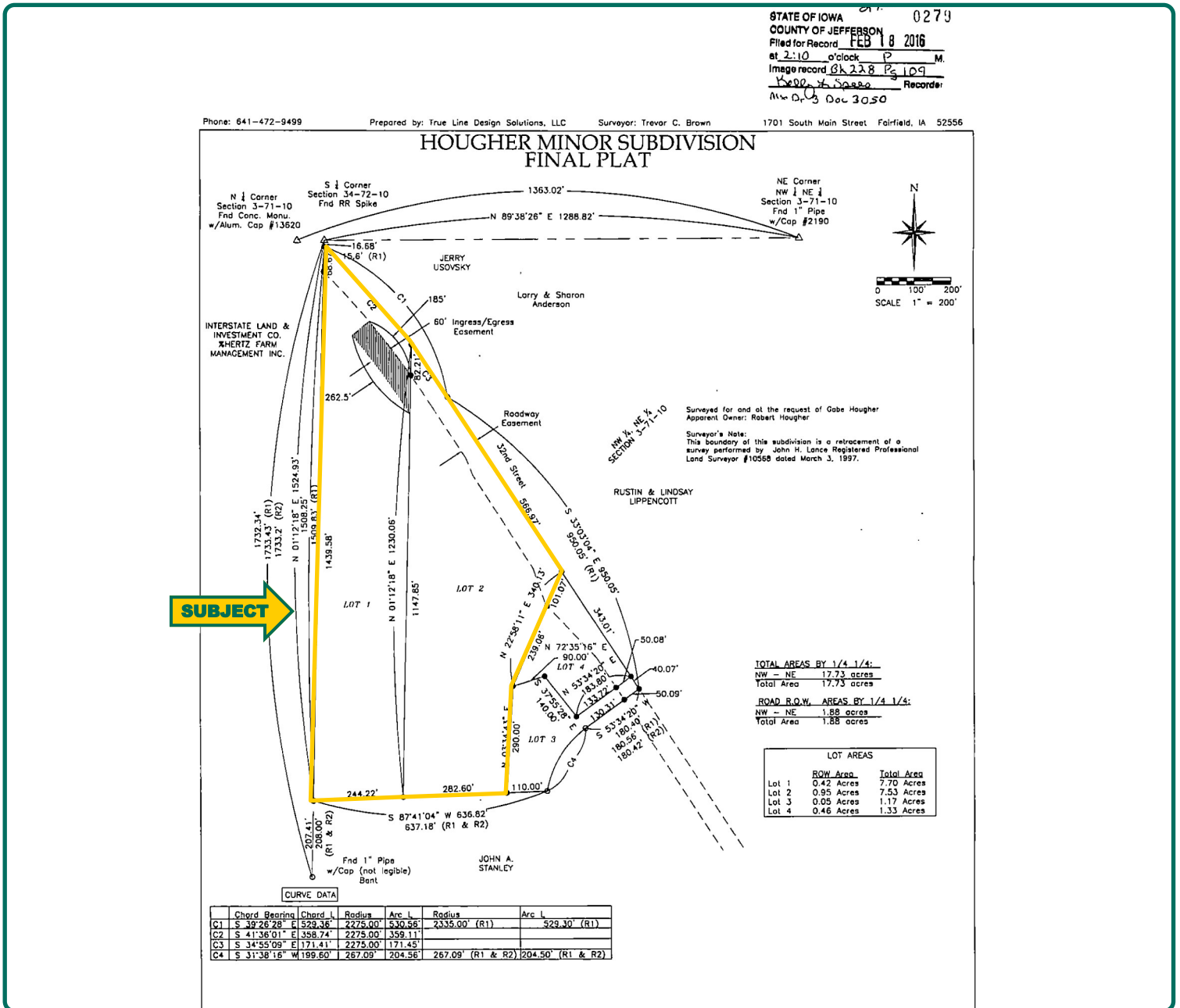
None.

### Comments

A secluded building site on a hard-surfaced 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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Looking South



Looking Northeast



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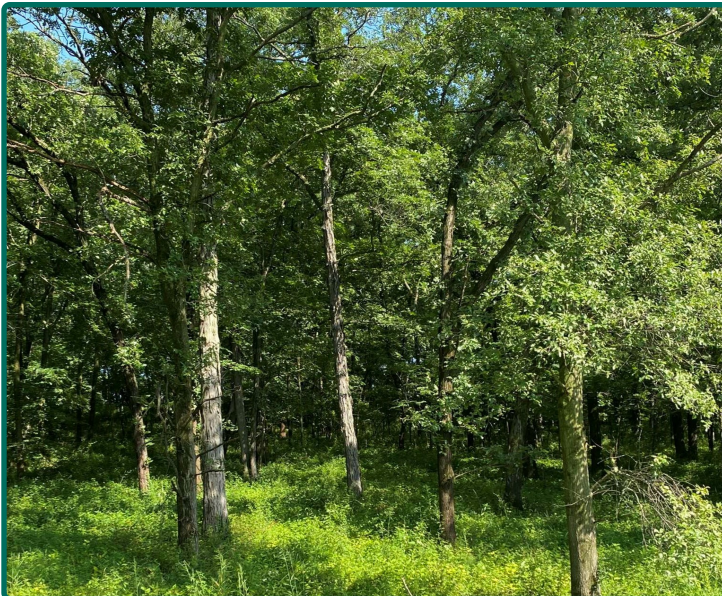
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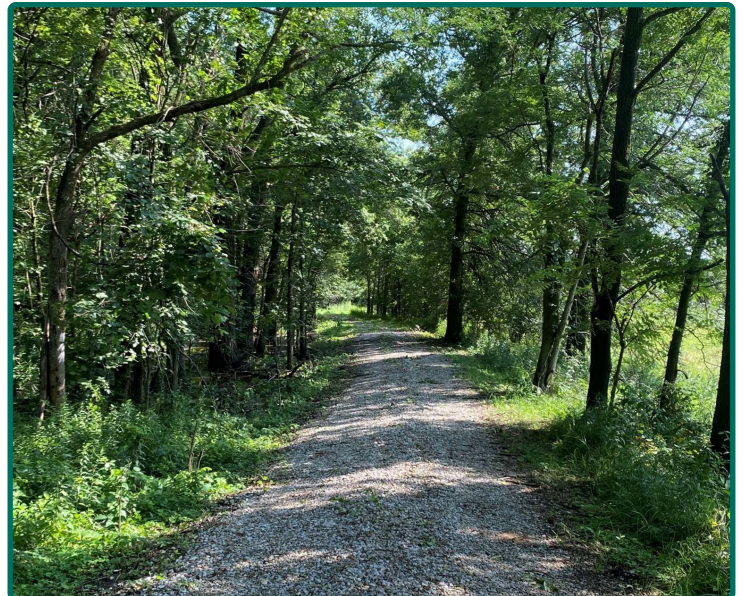
Looking North



Timber



Driveway



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