

# Land For Sale

**ACREAGE:**

**12.72 Acres, m/l**

**LOCATION:**

**Cedar County, IA**

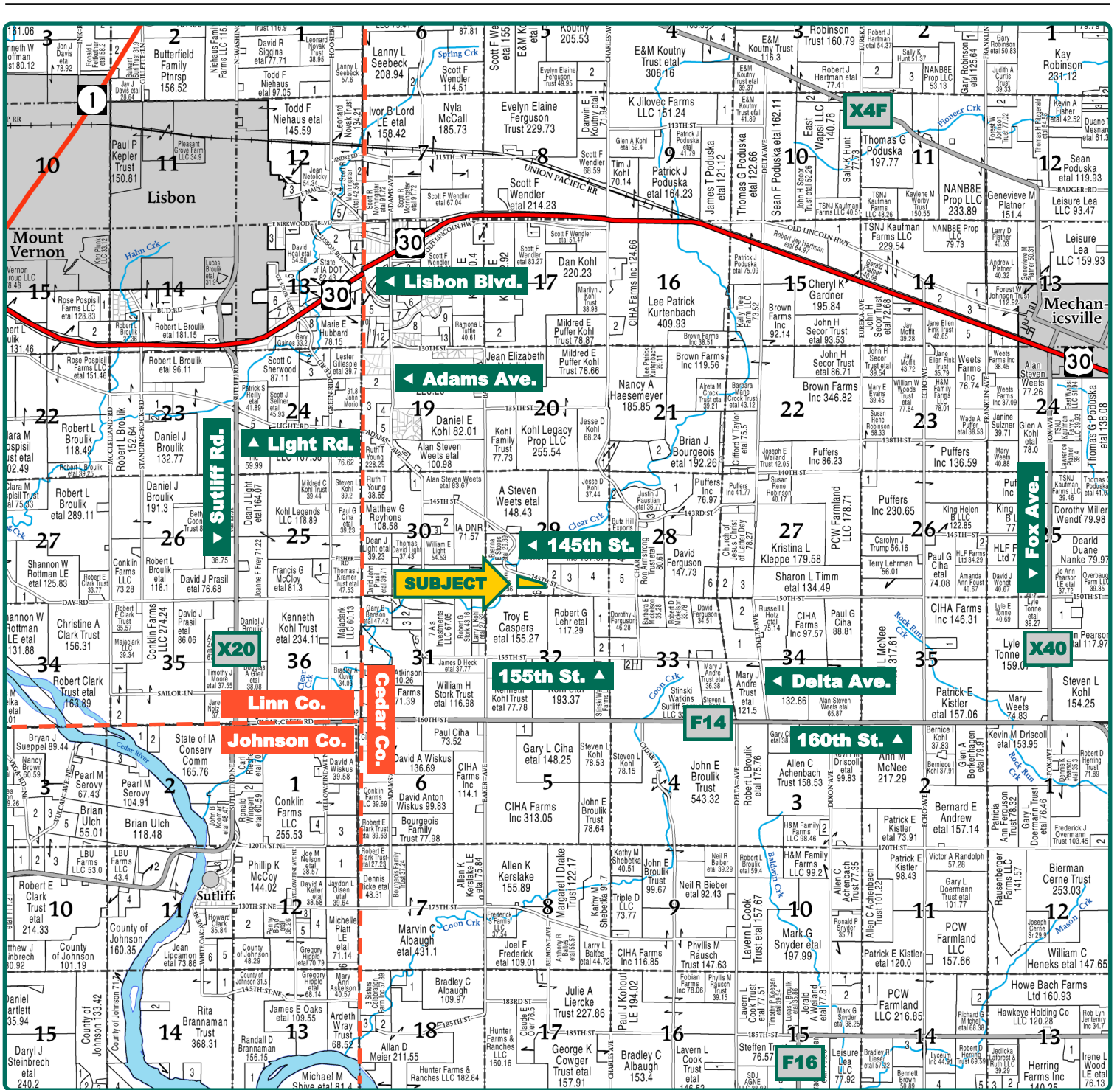


## **Property Key Features**

- Located 4 Miles Southeast of Lisbon, Iowa
- 12.72 Acres of Forest Reserve with Mature Timber
- Excellent Hunting and Recreational Opportunities

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
[TroyL@Hertz.ag](mailto:TroyL@Hertz.ag)

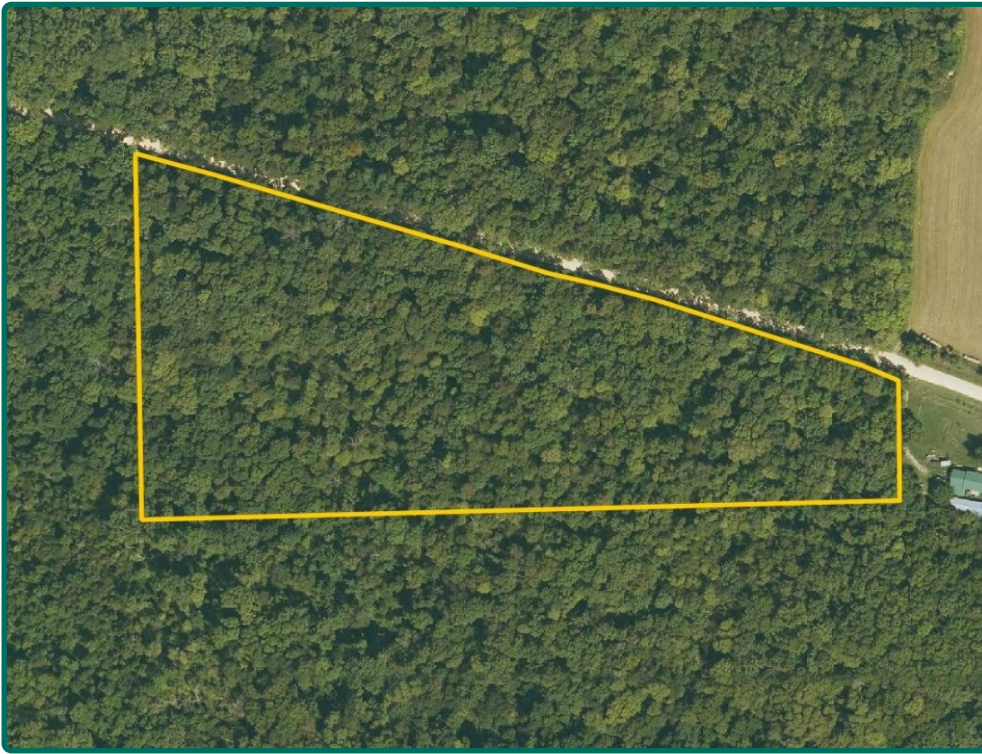
**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
[www.Hertz.ag](http://www.Hertz.ag)



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Forest Reserve Acres: **12.72**

## Property Information

**12.72 Acres, m/l**

### Location

**From Lisbon—Intersection of US-30 & Lisbon Blvd.:** ½ mile southeast on Lisbon Blvd., 2 miles southeast on Adams Ave., 1¼ miles southeast on 145th St. The property is on the south side of the road.

### Legal Description

The N¾ of the SE¼ of the SW¼, excepting Parcel E, all in Section 29, Township 82 North, Range 4 West of the 5th P.M., Cedar County, Iowa. Final abstract to govern legal description.

### Price & Terms

- \$95,400.00
- \$7,500/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$0.00  
Exempt Forest Reserve Acres: 12.72  
Net Taxable Acres: 0.00  
Tax Parcel ID #: 026001293000040

### FSA Data

This property is not currently enrolled in the farm program.

### Land Description

Gently rolling to rolling.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This mature timber, located southeast of Lisbon, offers an attractive setting for outdoor enthusiasts to enjoy a range of recreational activities, including hiking and hunting.

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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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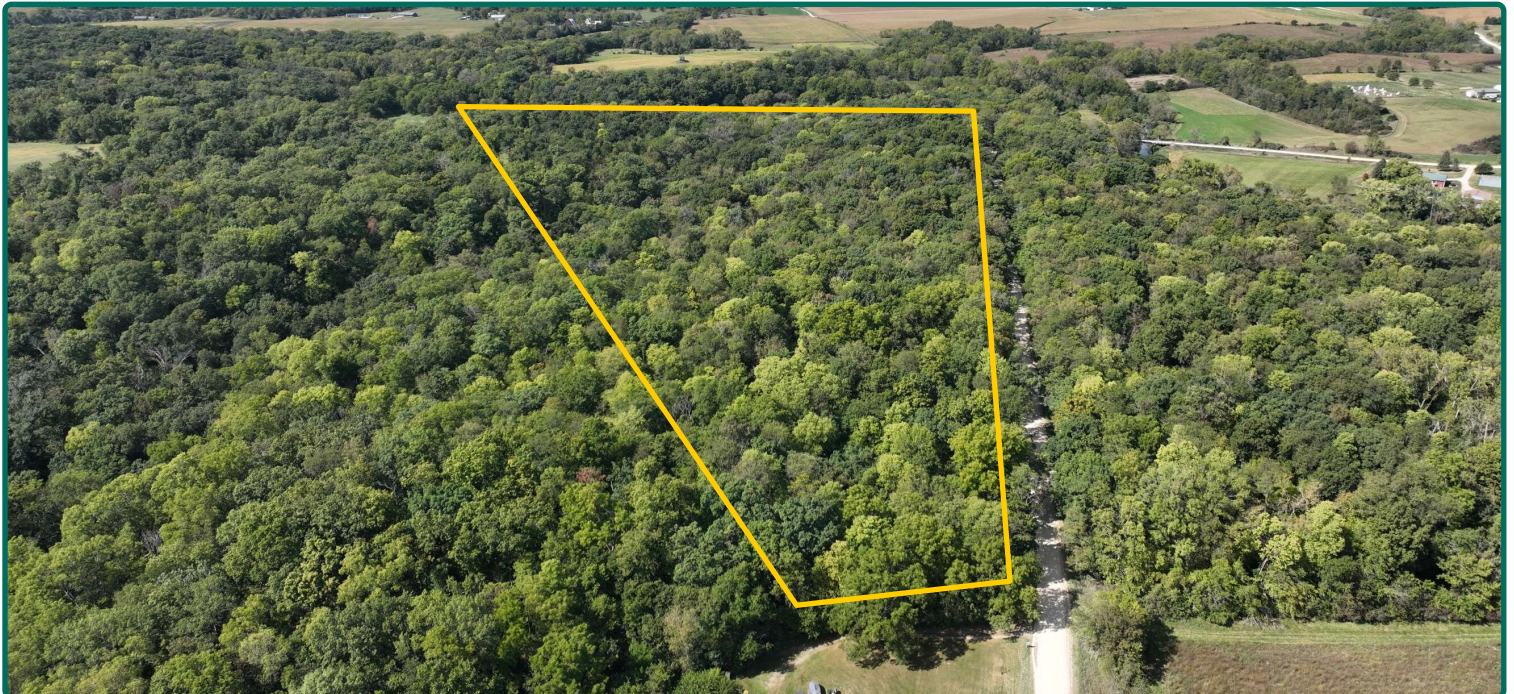
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East Looking West



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Northwest Corner Looking Southeast



Southwest Corner Looking Northeast



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