

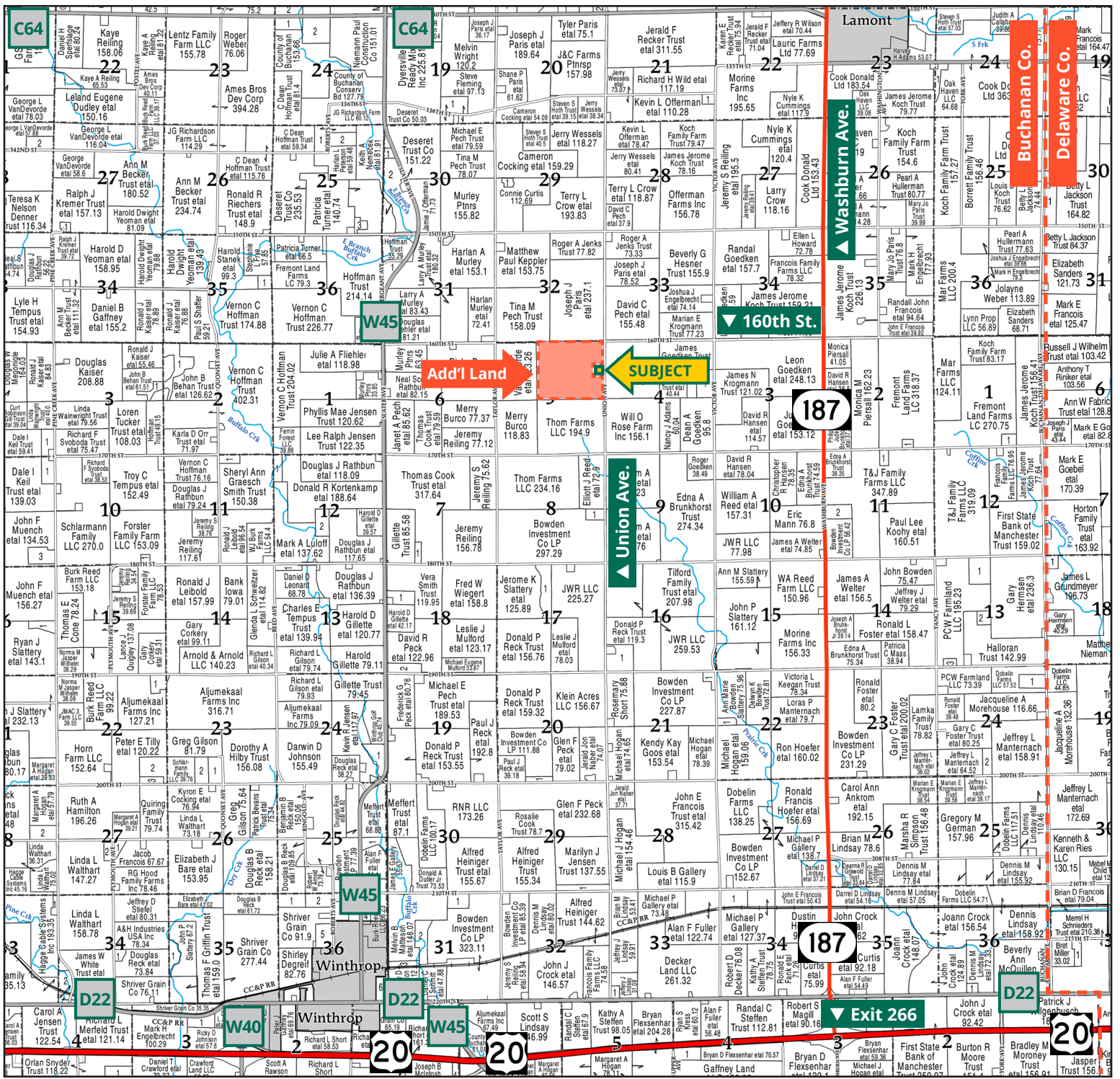
Werner Family House & Buildings



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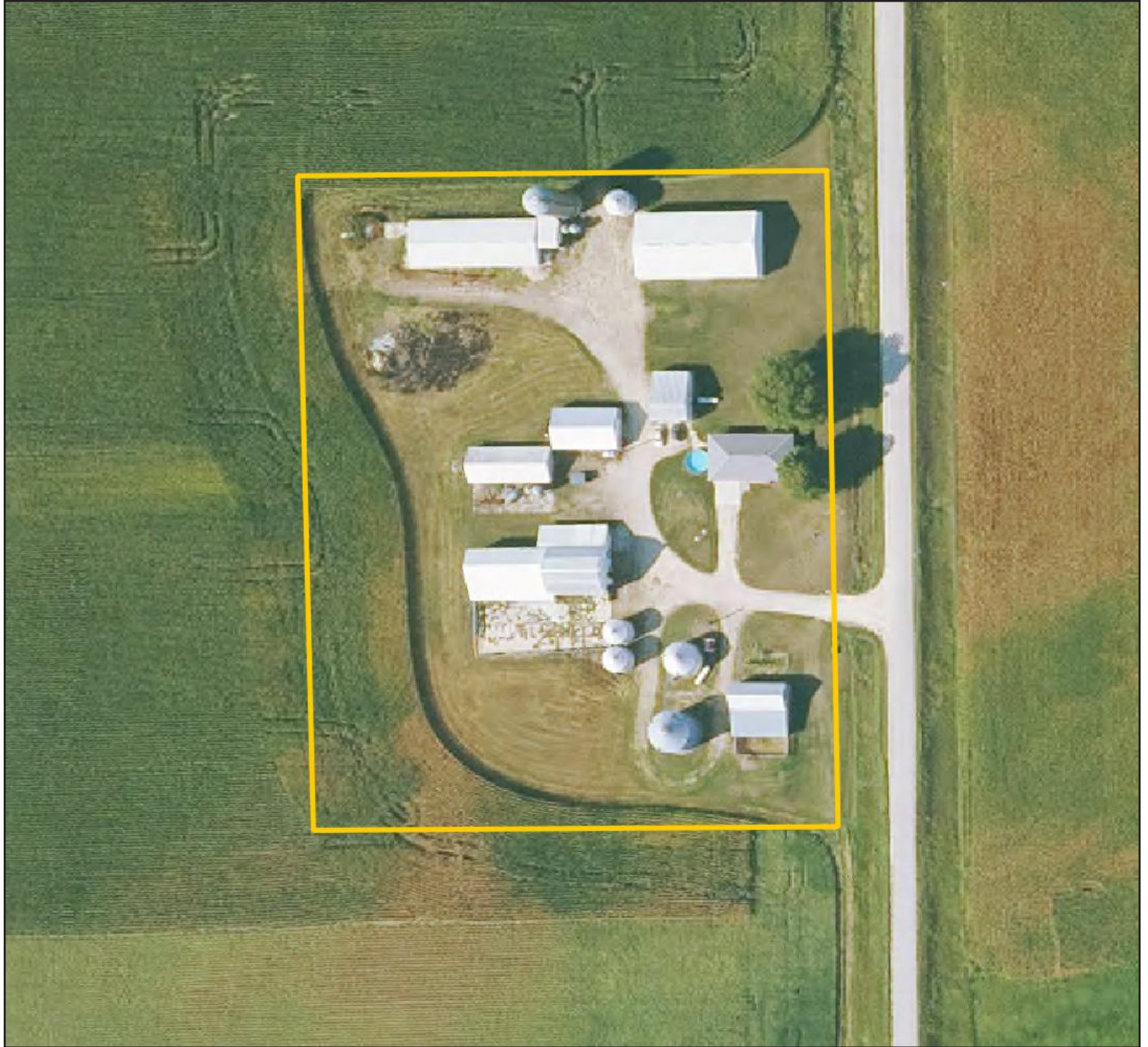
4.50 Acres, m/I
Buchanan County, IA



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Location

From Lamont: 2½ miles south on Washburn Ave., 2 miles west on 160th St. and ¼ mile south on Union Ave. The property is on the west side of the road.

Simple Legal

The house, buildings and approximately 4.50 acres located in that part of the E½ NE¼ NE¼ of Section 5, Township 89 North, Range 7 West of the 5th P.M., Buchanan County, Iowa. Final acres to be determined by survey. *Final abstract/title documents to govern legal description.*

Address

1629 Union Ave.
Lamont, IA 50650

Price & Terms

- \$299,500.00
- 5% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,123.00*
Net Taxable Acres: 4.50*

**Taxes estimated pending survey.*

Buchanan County Treasurer/Assessor will determine final tax figures.

School District

Starmont Community School District

House & Buildings

There is a ranch home, consisting of 1,364 finished square feet, that was built around 1970. The home has three bedrooms, one full bathroom and one half bathroom on the main level. The main level also includes an eat-in kitchen, living room and laundry room. The lower level is unfinished and includes a shower, forced-air furnace with air conditioning, pressure tank, breaker box, hot water heater and water softener. A steel roof and vinyl siding have been added to the exterior of the house. Outbuildings include a heated shop, machine shed, hog barn, older machine shed, farrowing house, livestock barn, open-front barn and five grain bins.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

This is a level building site.

Drainage

Drainage is natural.

Water & Well Information

The well is located north of the house.

Septic System

The septic tank is located southwest of the house. It includes a 1,250-gallon tank that was installed in 2021.

LP Tank

The LP tank for the house is owned by the Sellers. Ownership of the tank will be transferred with the sale of the property. The LP tank by the bins is currently rented.

Reserved Items

Tenants reserve all personal property, including, but not limited to, fuel tanks and the LP tank by the bin.

Comments

This is a well-maintained country home with excellent outbuildings that are suitable for storage or livestock.

Additional Land for Sale

Seller has an additional tract of land for sale, which is contiguous with this property. See Additional Land Aerial Photo.



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.

East Side Looking West



Southwest Corner of House Looking Northeast



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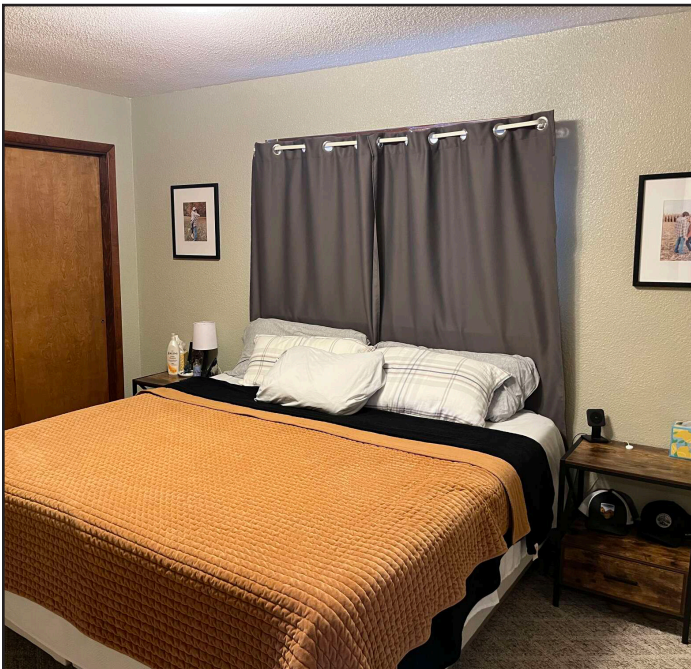
Eat-In Kitchen



Living Room



Main Bedroom



Full Bathroom



Heated Shop



Machine Shed



Hog Barn



Livestock Barn



Grain Bins



Grain Bins



Farrowing House



Older Machine Shed





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