

## Large Buildable Lot Near Ballard Middle School in Huxley, Iowa



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Nevada, IA 50201-0500 | [www.Hertz.ag](http://www.Hertz.ag)

**0.79 Acres, m/l**  
**Story County, IA**





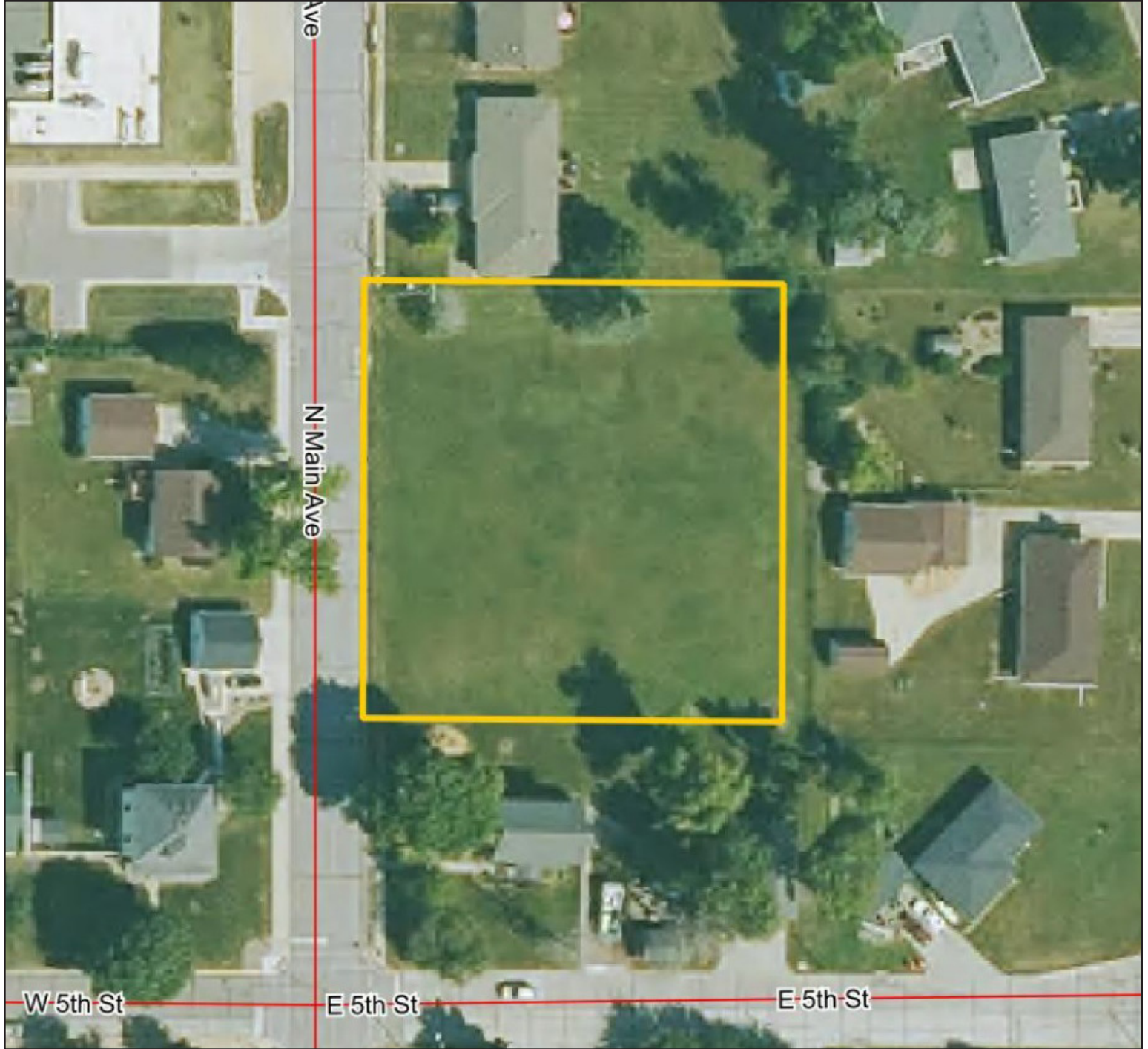
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### Location

Located within the city limits of Huxley, Iowa on the east side of N Main Ave.

### Simple Legal

The north 190 ft. of the east 182 ft. of the south 330 ft. of sub lot 16 of lot 2 of the W½ of the SE¼ of Section 23, Township 82 North, Range 24 West of the 5th P.M., Story Co., IA. *Final abstract/title documents to govern legal description.*

### Address

504 N Main Ave.  
Huxley, IA 50124

### Price & Terms

- \$169,500
- 10% down upon acceptance of offer, balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$1,996.00  
Net Taxable Acres: 0.79

### Zoning

Lot is zoned R-2 within the city of Huxley.

### Mineral Rights

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

### Land Description

The lot is level or nearly level.

### Buildings/Improvements

None.

### Utilities

Water, sewer and electric connections are available at or near the lot. Contact agent for details.



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.

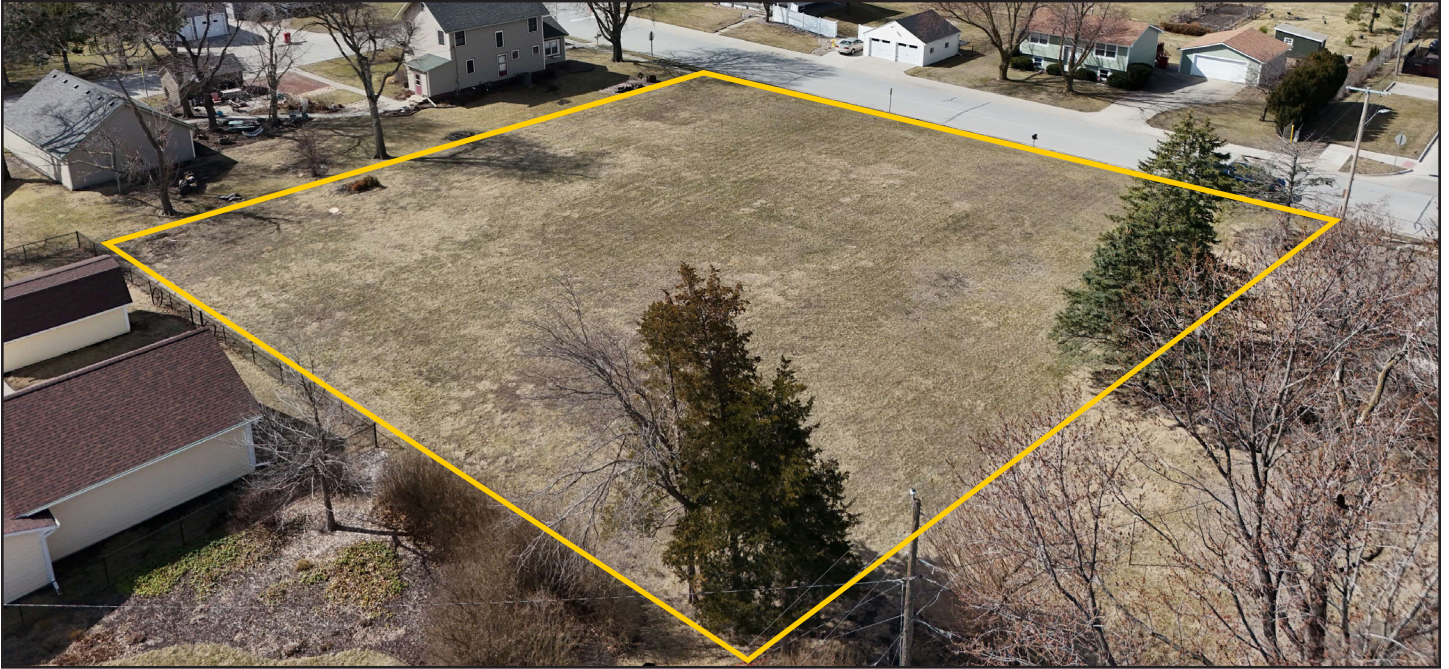
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Northeast looking Southwest



West looking East



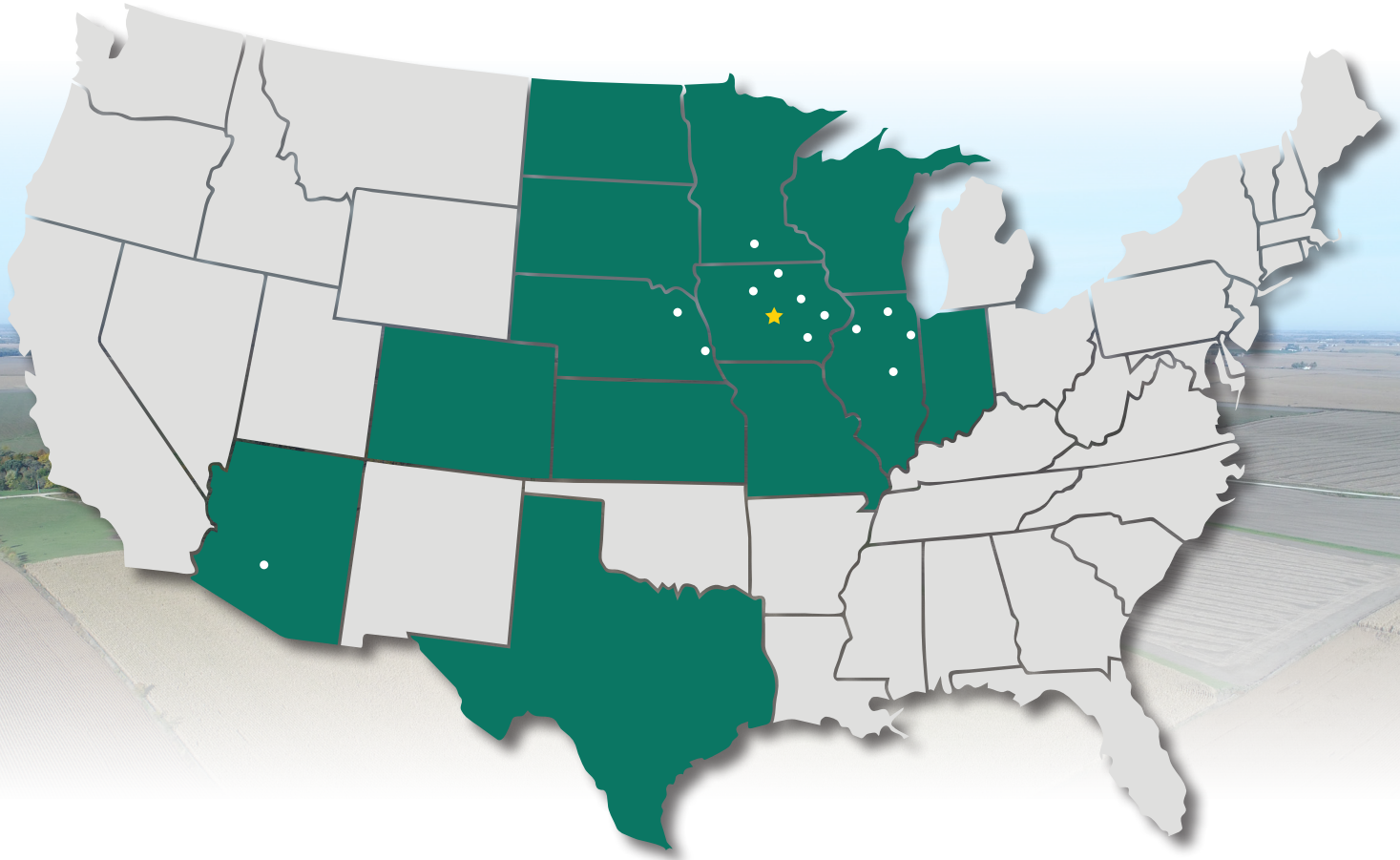
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