

Doese House & Buildings



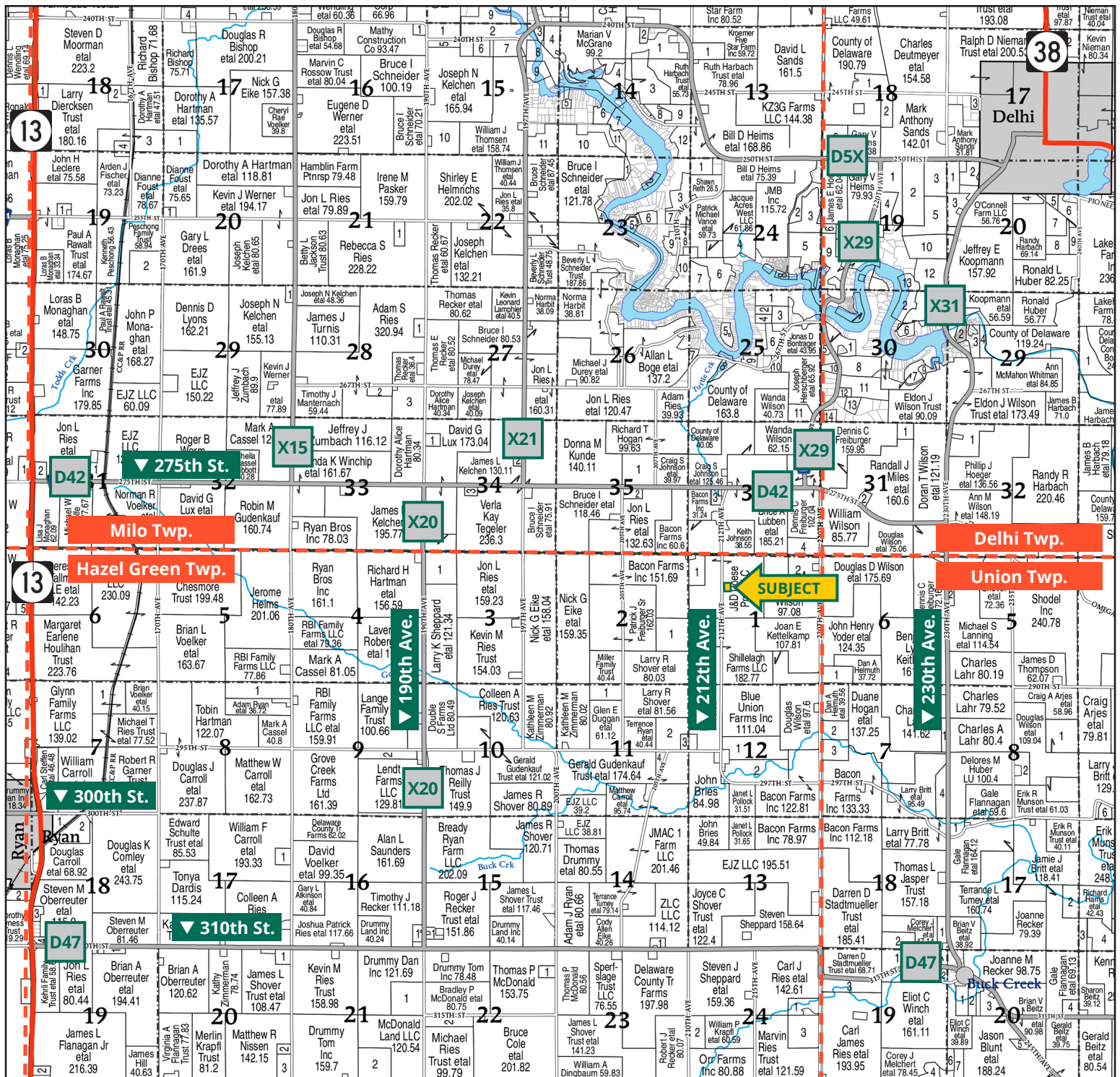
TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag



ALLISON BISHOP, AFM
Licensed Salesperson in IA
563.608.2639
AllisonB@Hertz.ag

319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | www.Hertz.ag

3.05 Acres, m/I
Delaware County, IA



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

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

ALLISON BISHOP, AFM
563.608.2639
AllisonB@Hertz.ag



Location

From Ryan—Intersection of IA-13 & 300th St.: 2½ miles north on IA-13, 5¼ miles east on 275th St. and ¾ mile south on 212th Ave. The property is on the east side of the road.

Simple Legal

Parcel 2024-88, part of the E½ of the NW¼, Section 1, Township 87 North, Range 5 West of the 5th P.M., Delaware County, Iowa. *Final abstract/title documents to govern legal description.*

Address

2824 212th Ave.
Delhi, IA 52223

Price & Terms

- \$480,000.00
- 5% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$3,450.00*

Gross Acres: 3.05

Net Taxable Acres: 2.73

**Taxes estimated due to recent survey of property and tax parcel split. Delaware County Treasurer/Assessor will determine final tax figures.*

Mineral Rights

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

Land Description

Topography is level to gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

This acreage features a one-story ranch home with a brick exterior, built in 1984. The home offers 2,936 finished square feet of living space. The main level includes a spacious eat-in kitchen with oak cabinets and an island, a large living room, two bedrooms, a full bathroom with a jacuzzi tub, and a laundry room with a half bath. The lower level offers a large family room with a wood-burning

stove, a non-conforming bedroom, and a three-quarter bathroom. Additional features of the home include a central vacuum system, a newer furnace and air conditioning, and all-electric utilities. There are stairs leading from the utility room to the garage for added convenience. The home has a durable steel roof. The attached two-stall garage is finished with OSB interior walls. There are three additional buildings on this acreage: a 60' x 100' machine shed with a partial concrete floor, which includes four horse stalls and an office area; a 20' x 40' storage shed; and a grain drying bin.

Water & Well Information

The well is located south of the house.

Septic System

The septic system is north of the house.

Comments

This well-maintained Delaware County acreage offers a spacious, comfortable home and multiple outbuildings, all situated on a scenic and functional lot—perfect for rural living.



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.

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC

319.721.4068

TroyL@Hertz.ag

ALLISON BISHOP, AFM

563.608.2639

AllisonB@Hertz.ag

Living Room



Dining Room



Kitchen



Kitchen



Bedroom #1



Bedroom #2



Full Bathroom



Half Bathroom/Laundry Room



Lower-Level Living Area



Non-Conforming Bedroom



Lower-Level Bathroom



Storage Shed



Machine Shed & Bin



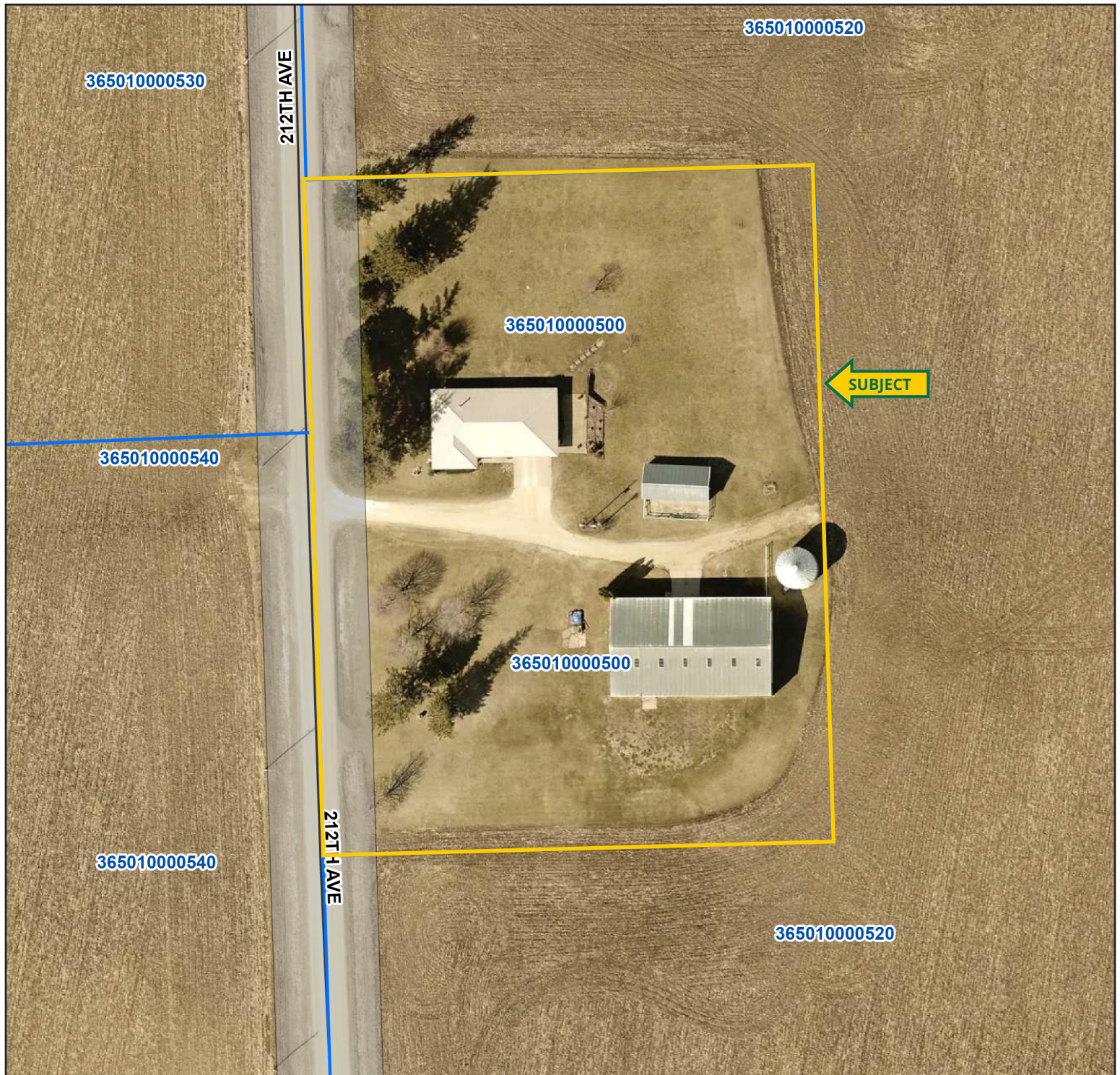
Northeast Corner Looking Southwest



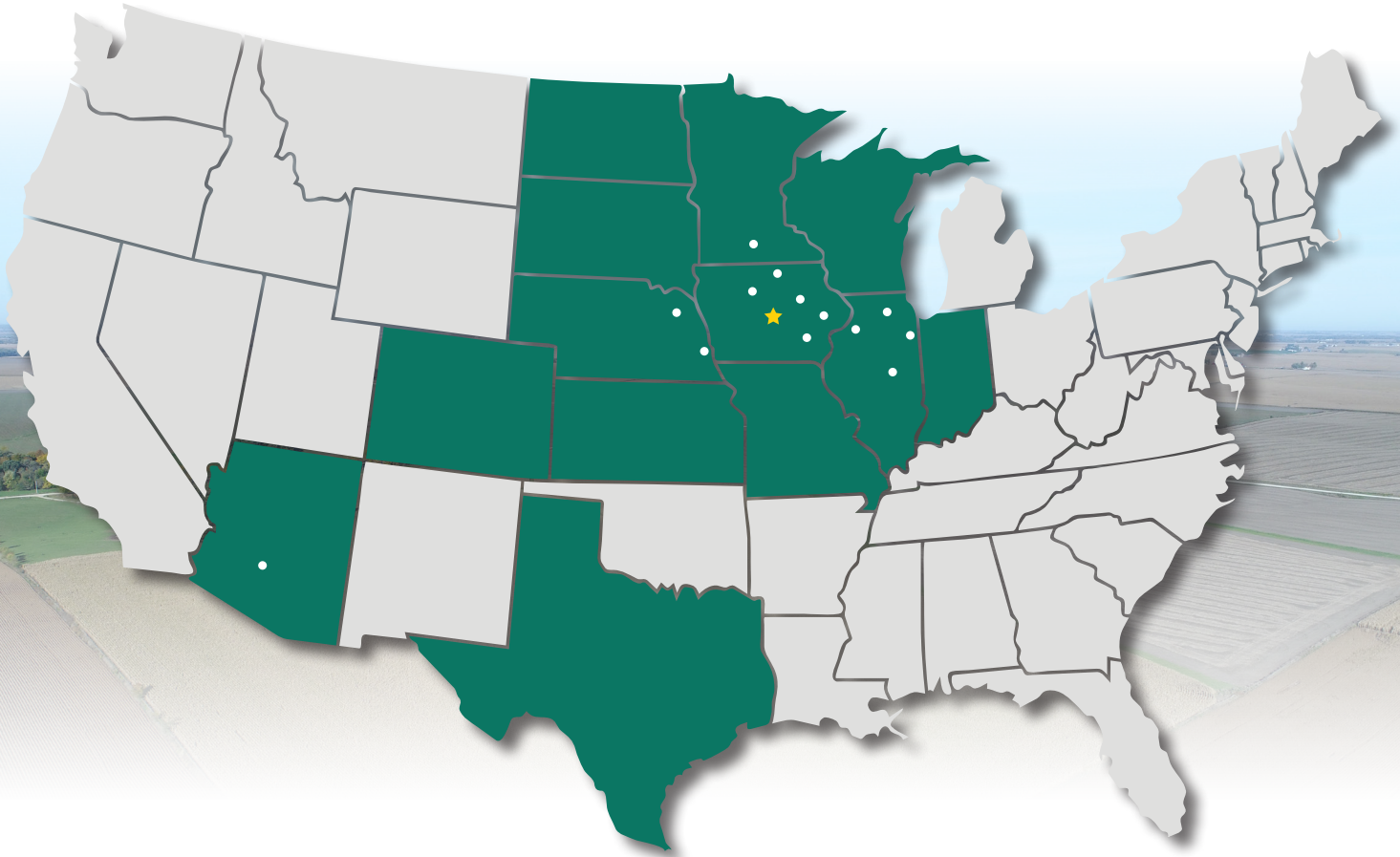
319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

ALLISON BISHOP, AFM
563.608.2639
AllisonB@Hertz.ag



MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

319.895.8858 | 102 Palisades Road, | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

ALLISON BISHOP, AFM
563.608.2639
AllisonB@Hertz.ag