

Attractive Building Site on a Hard-Surfaced Road



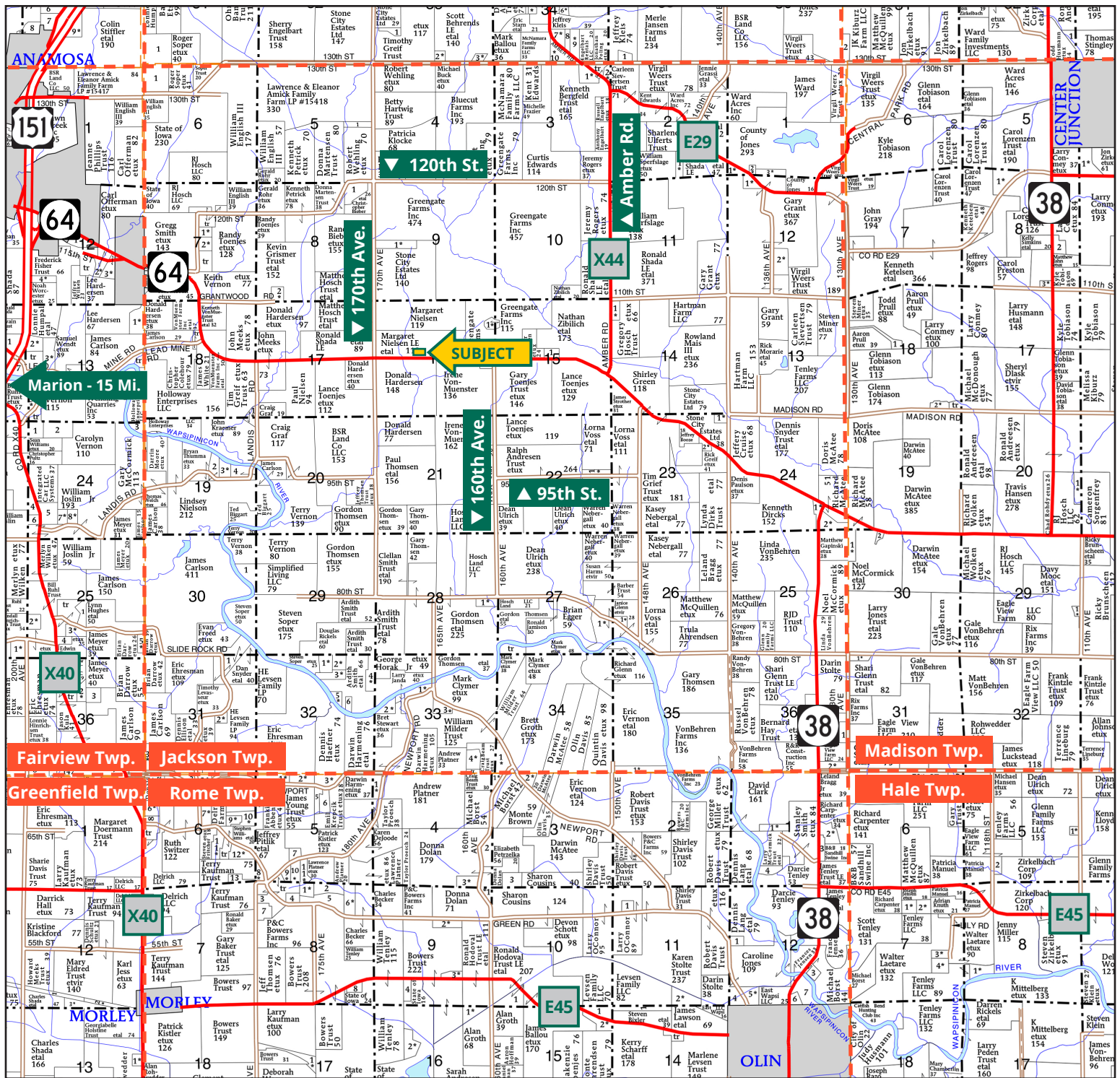
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3.00 Acres, m/l
Jones County, IA



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Location

From Anamosa—Intersection of US-151 and IA-64: 4 miles southeast on IA-64. The property is on the north side of the road.

Simple Legal

That part of the S½ SE¼ NW¼ of Section 16, Township 84 North, Range 3 West of the 5th P.M., Jones County, Iowa, consisting of the house and buildings on approximately 3.00 net acres. *Final abstract/title documents to govern legal description.*

Address

16638 Highway 64
Anamosa, IA 52205

Price & Terms

- \$150,000.00
- 5% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025 - 2026: \$1,134.00*

Net Taxable Acres: 3.00

**Taxes estimated pending survey of property and tax parcel split. Jones 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

The topography is gently rolling.

Buildings/Improvements

This property includes a two-story farm house that is currently uninhabitable. Once the house is demolished, a new home may be constructed.

There is a two-stall garage located west of the house. Other outbuildings include a machine shed and a variety of livestock buildings.

Water & Well Information

The well is located east of the house.

Septic System

The status of the septic system is unknown. The Buyer will sign a binding agreement with the Jones County Health Department agreeing to raze the house within one year.

Comments

This attractive building site is located on a hard-surface road and includes functional outbuildings suitable for storage or livestock use.



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.

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Barn



Crib



Two-Stall Garage



Machine Shed



Northeast Corner Looking Southwest



Northwest Corner Looking Southeast



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South Side of Building Site Looking North



Southwest Corner of Building Site Looking Northeast

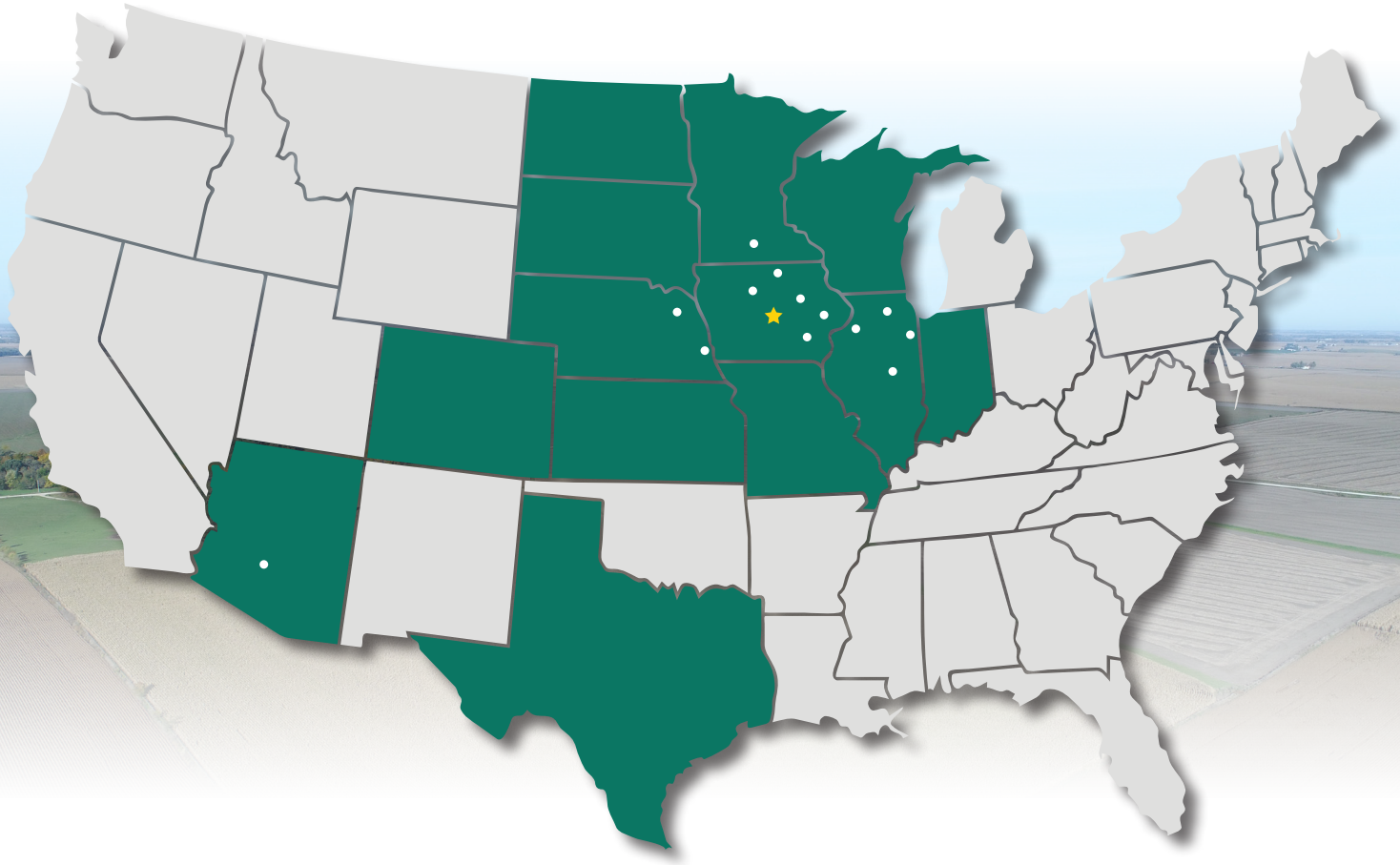


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