



ACREAGE FOR SALE

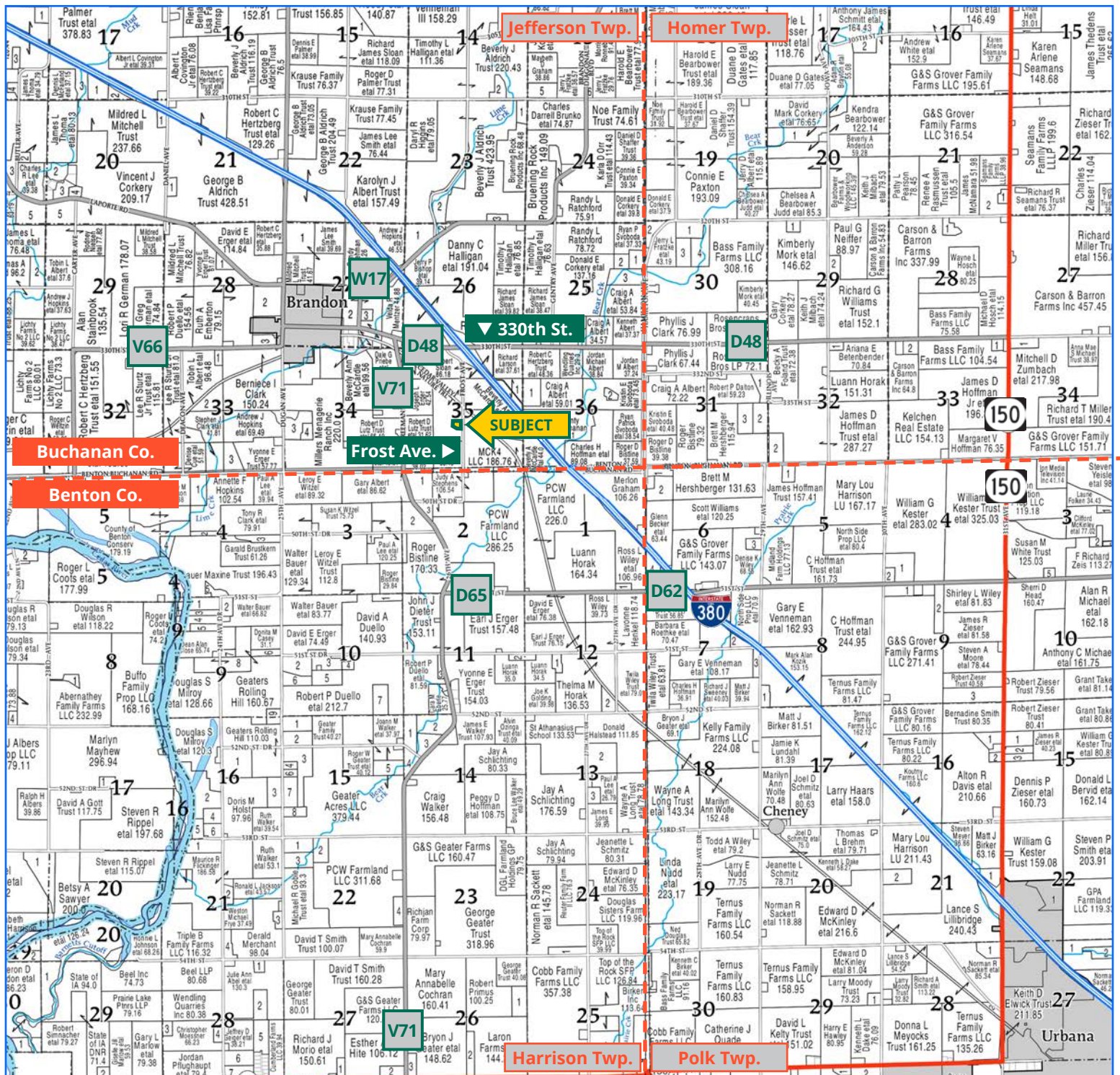
Attractive & Well-Maintained Acreage



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

3.52 Acres, m/l
Buchanan County, IA



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Location

From Brandon: 1 mile east on 330th St. and $\frac{3}{4}$ mile south on Frost Ave. The property is on the west side of the road.

Simple Legal

Parcel "B" in the NE1/4 of the SW1/4 of Section 35, Township 87 North, Range 10 West of the 5th P.M., Buchanan County, Iowa. *Final abstract/title documents to govern legal description.*

Address

3367 Frost Ave.
Brandon, IA 52210

Price & Terms

- \$249,000.00
- 5% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2024-2025: \$1,010.00
Gross Acres: 3.52
Net Taxable Acres: 3.21

Land Description

This is a level lot.

School District

Vinton-Shellsburg Community School District

House

This acreage includes a two-story frame home that was built around 1860 with 1,592 square feet of finished living space. The main level of the home features an enclosed porch; a large, eat-in kitchen with an attached bonus room for office or family space; a formal living room with wood floor; a main-floor bedroom and a combination full bathroom and laundry room. Upstairs, there are three bedrooms. The home has a full basement constructed of stone and concrete block. The furnace was installed in 2013. The water softener/iron filter was installed in 2021. The home has vinyl siding. A new roof and gutters were installed in 2015. There is a detached, one-stall garage on the northwest side.

Outbuildings

Outbuildings include a livestock barn, two pole barns, a milk house, a machine shed, a corn crib and a concrete silo. The barn was sided in 2010.

Water & Well Information

The well is located on the northwest side of the detached garage.

Septic System

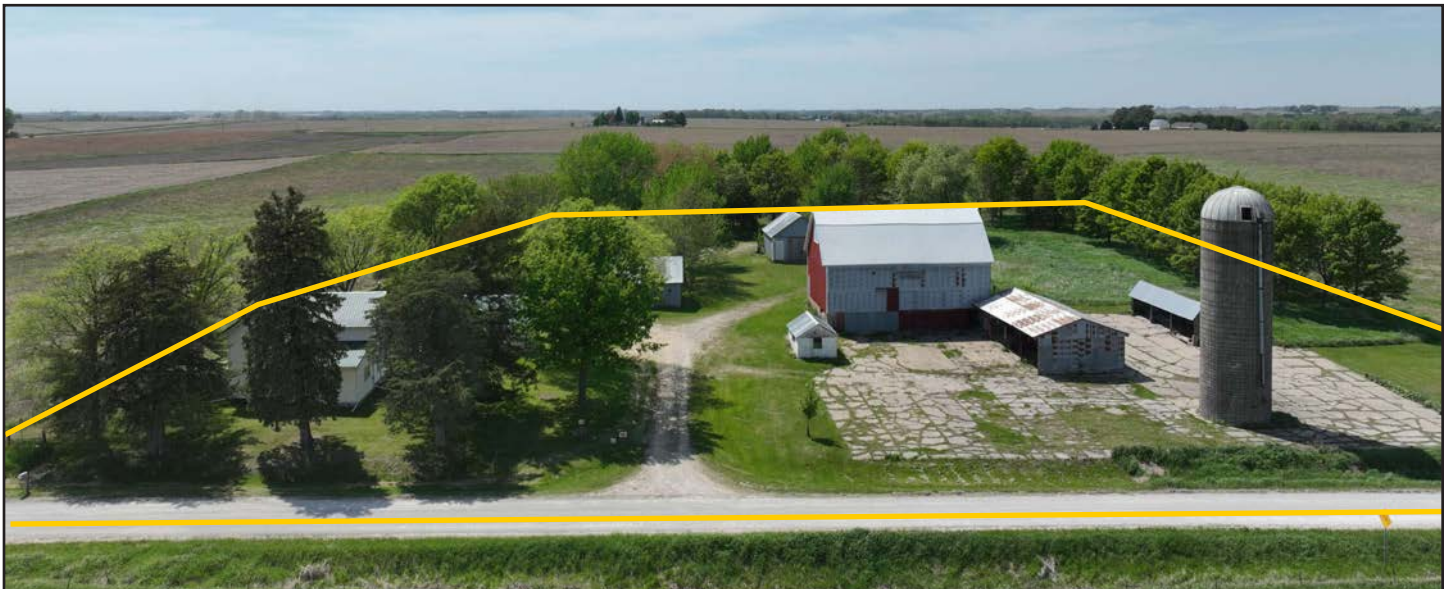
A new septic system was installed in 2024. The septic leach field is west of the house. It includes a 1,250-gallon tank and four, 64-foot lines.

LP Tank

The LP tank is west of the home and will be included with the sale of the property.

Comments

This is a nice, rural acreage located just off I-380, between Waterloo/Cedar Falls and Cedar Rapids. It includes a well-cared-for, four-bedroom country home and nice outbuildings for storage or livestock. This farmstead has been in the same family for over 150 years!



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.

West Side of House



Northeast Corner of House



Eat-In Kitchen



Living Room



Family Room/Office



Full Bathroom/Laundry Room



Bedroom



Bedroom



Detached Garage



Machine Shed



Outbuildings



Outbuildings



South Side of Acreage Looking Northeast



Southeast Corner Looking Northwest



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Northwest Corner Looking Southeast

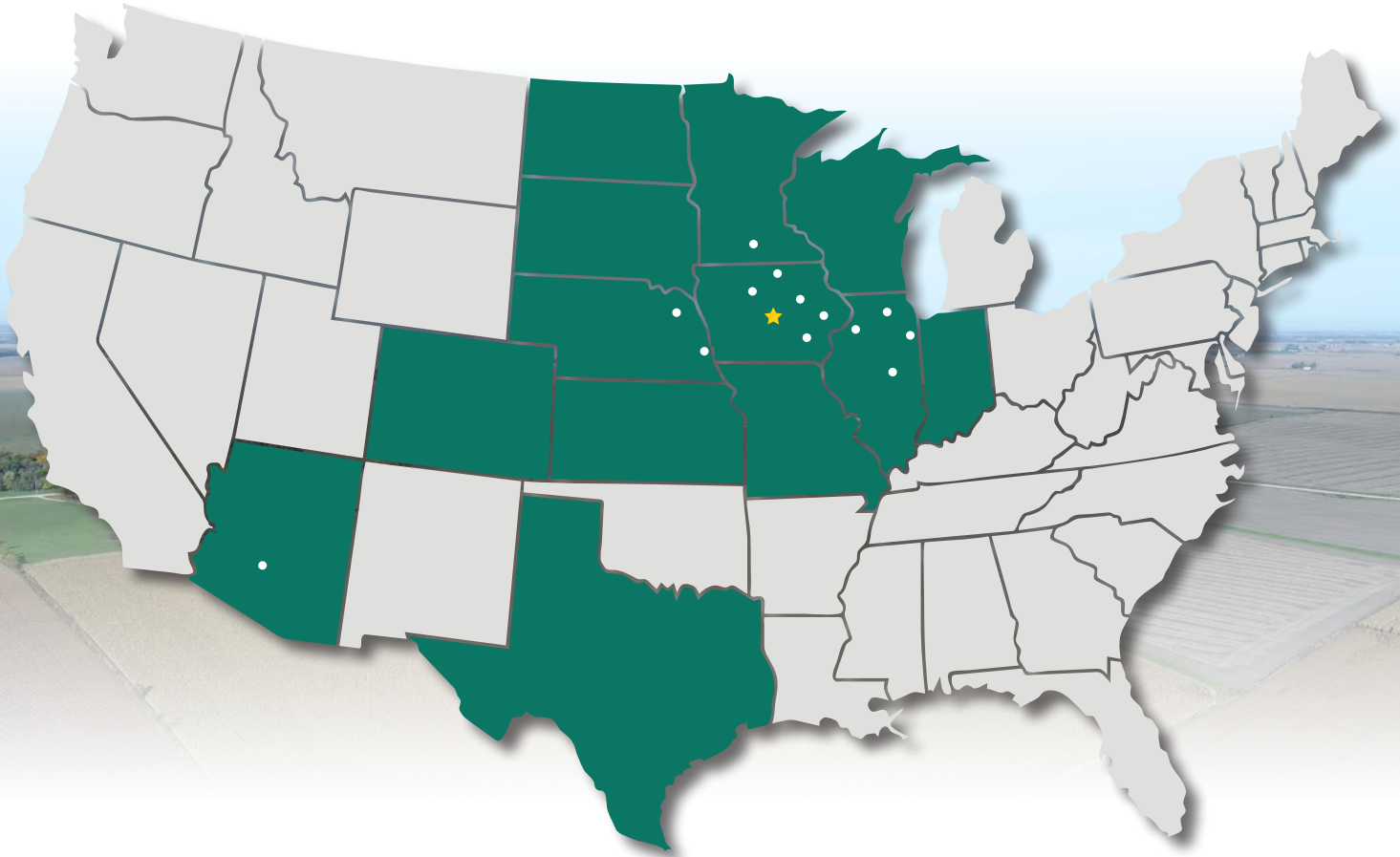


Southwest Corner Looking Northeast





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