



# ACREAGE FOR SALE

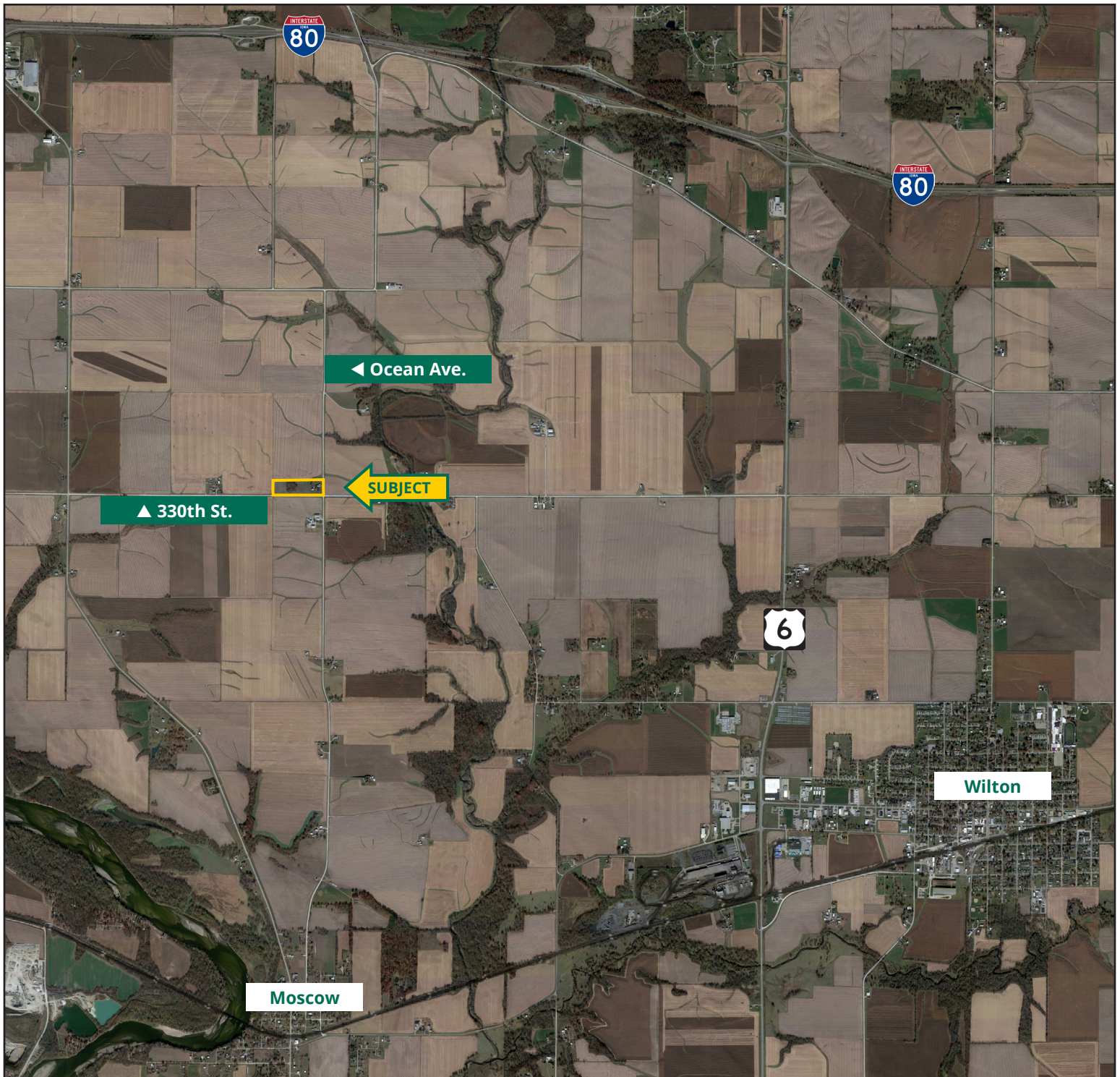
Stunning Acreage Located Just Minutes from Wilton, Iowa



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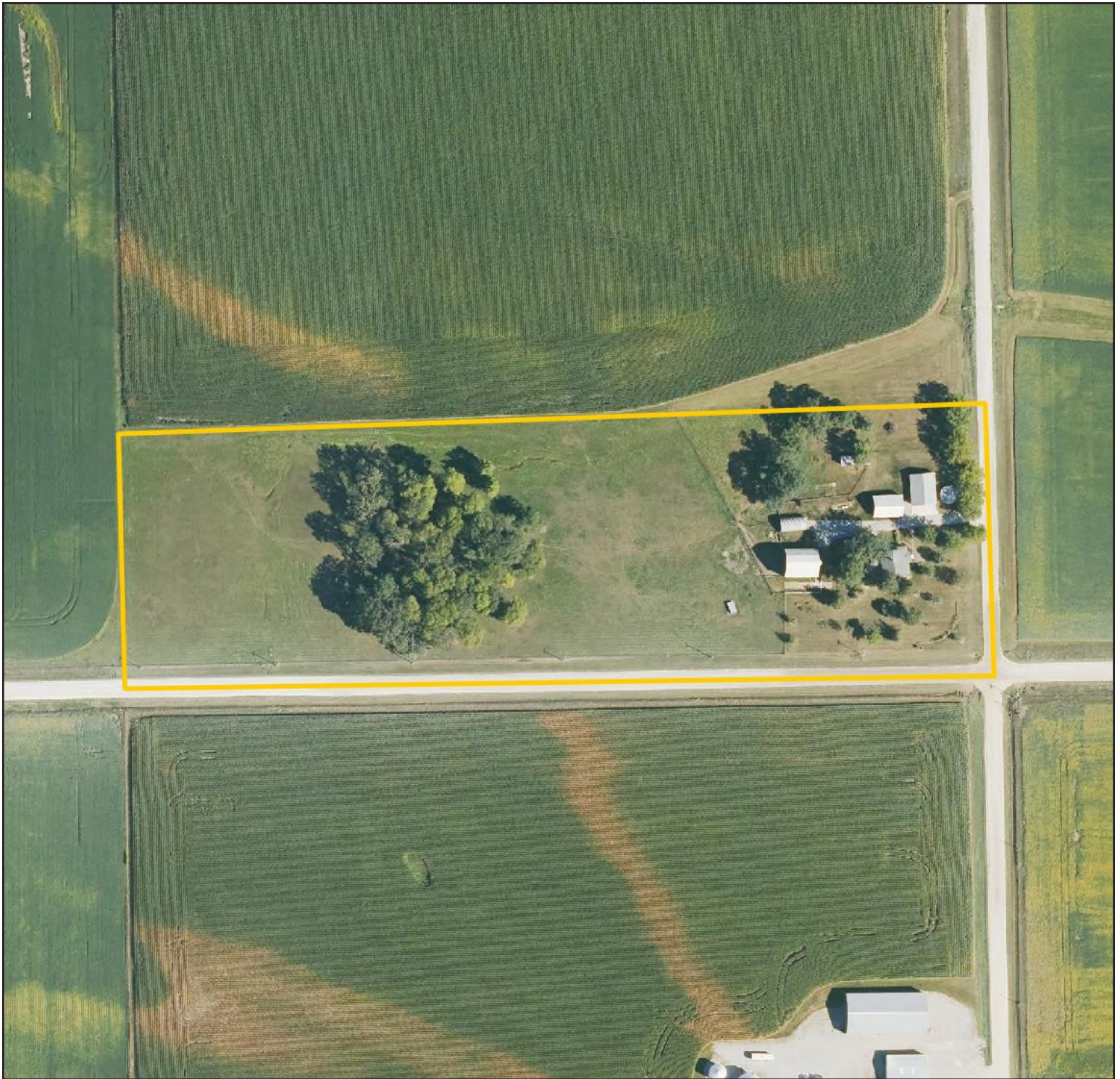
**11.87 Acres, m/I**  
**Cedar County, IA**



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## Location

From Wilton: 1 mile north on Hwy 6, approximately 2¼ miles west on 330th St. and north onto Ocean Ave. The property is located on the west side of the road.

## Simple Legal

Parcel B in the SW¼ of the SE¼ of Section 28, Township 79 North, Range 2 West of the 5th P.M., Cedar County, Iowa.

## Address

2295 Ocean Avenue  
Wilton, IA 52778

## Open House

1:00 pm-3:00 pm, Sunday, July 6, 2025

## Price & Terms

- \$550,000
- 5% down upon acceptance of offer, balance due in cash at closing.

## Possession

Negotiable.

## Real Estate Tax

Taxes Payable 2024 - 2025: \$4,028.00  
Gross Acres: 11.87  
Net Taxable Acres: 10.55

## Land Description

Level to gently rolling.

## School District

Wilton Community School District

## House

This charming 2-story home, built in 1928, offers 2,377 square feet of beautifully remodeled living space, along with a 966 square foot unfinished basement—perfect for storage.

The main level includes a half-bathroom, a spacious laundry room, and mudroom, all conveniently located near the kitchen. The updated kitchen features granite counter tops, a farmhouse sink and a large center island with an electric stove-top, prep sink, and bar seating. Just off the kitchen are a built-in desk, pantry, storage closet and a family room featuring a barrel vaulted ceiling with authentic tin tile. Upstairs, there is a full bathroom, three bedrooms, a linen closet, and an office space that has been converted into a walk-in closet.

For detailed room dimensions and the full layout, see the Floor Plan page of the brochure.

## Outbuildings

There are a variety of outbuildings on this property including a barn, hoop building, brick building, corn crib, three-stall garage with workshop and half-bath, round storage shed, and chicken house.

## Water & Well Information

The well is located west of the house, beneath the windmill, between the barn and the hoop building.

## Septic System

Septic tank located north of the house.

## LP Tank

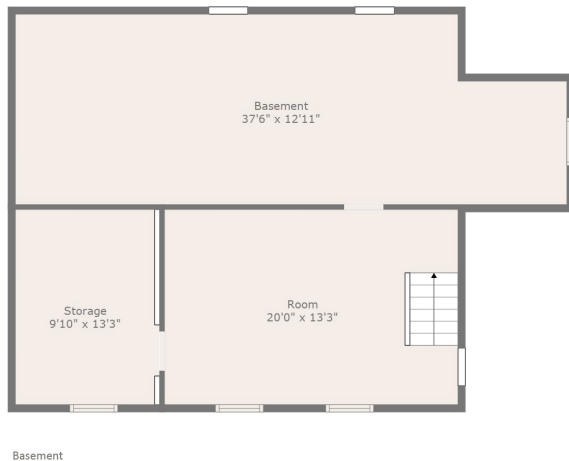
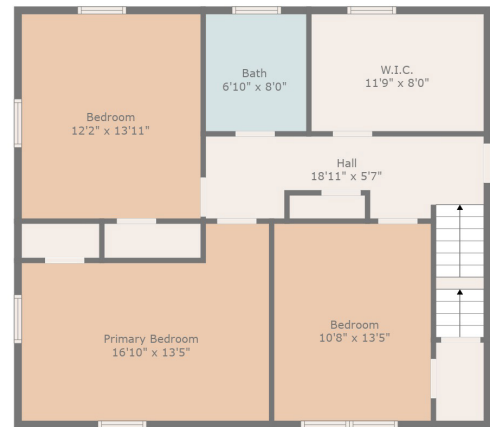
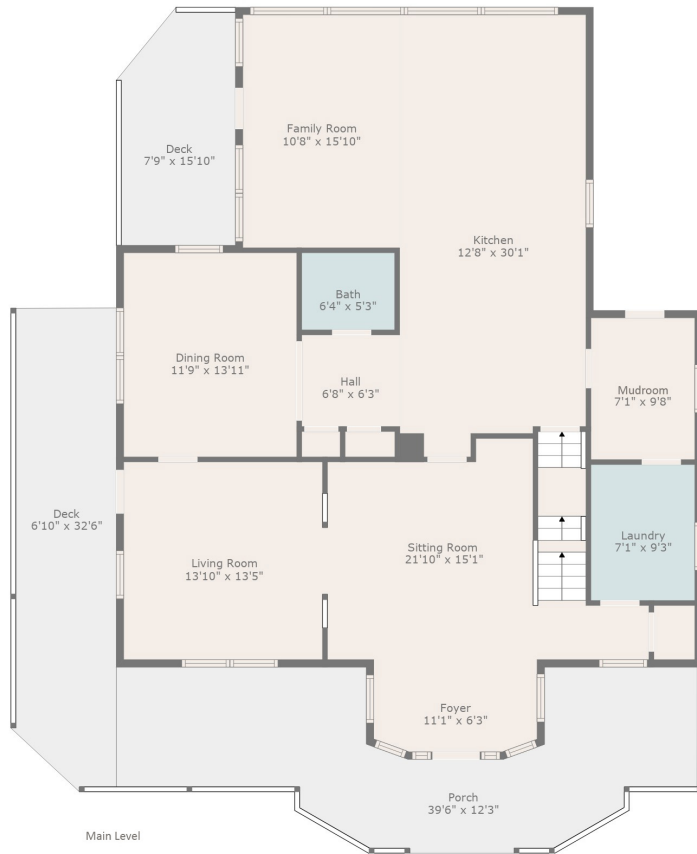
LP tank is leased. LP gas has been purchased for the 2025-2026 season. Sellers to be reimbursed for the remaining gas left in the tank as of the date of closing.

## Comments

Enjoy the outdoors from the large partial wraparound deck that complements this picturesque property. This move-in ready home is perfect for any family seeking country living, with the convenience of being just a few miles from town.



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.



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Foyer and Sitting Room



Sitting Room



Living Room



Dining Room



Kitchen



Kitchen



Family Room



Half-Bathroom



Bedroom



Bedroom



Primary Bedroom



Full Bathroom



East Side of House



Front Door Entrance



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Corn Crib, Garage/Workshop and Round Storage Shed



Backyard Looking West

