

Gregory Estate Acreage



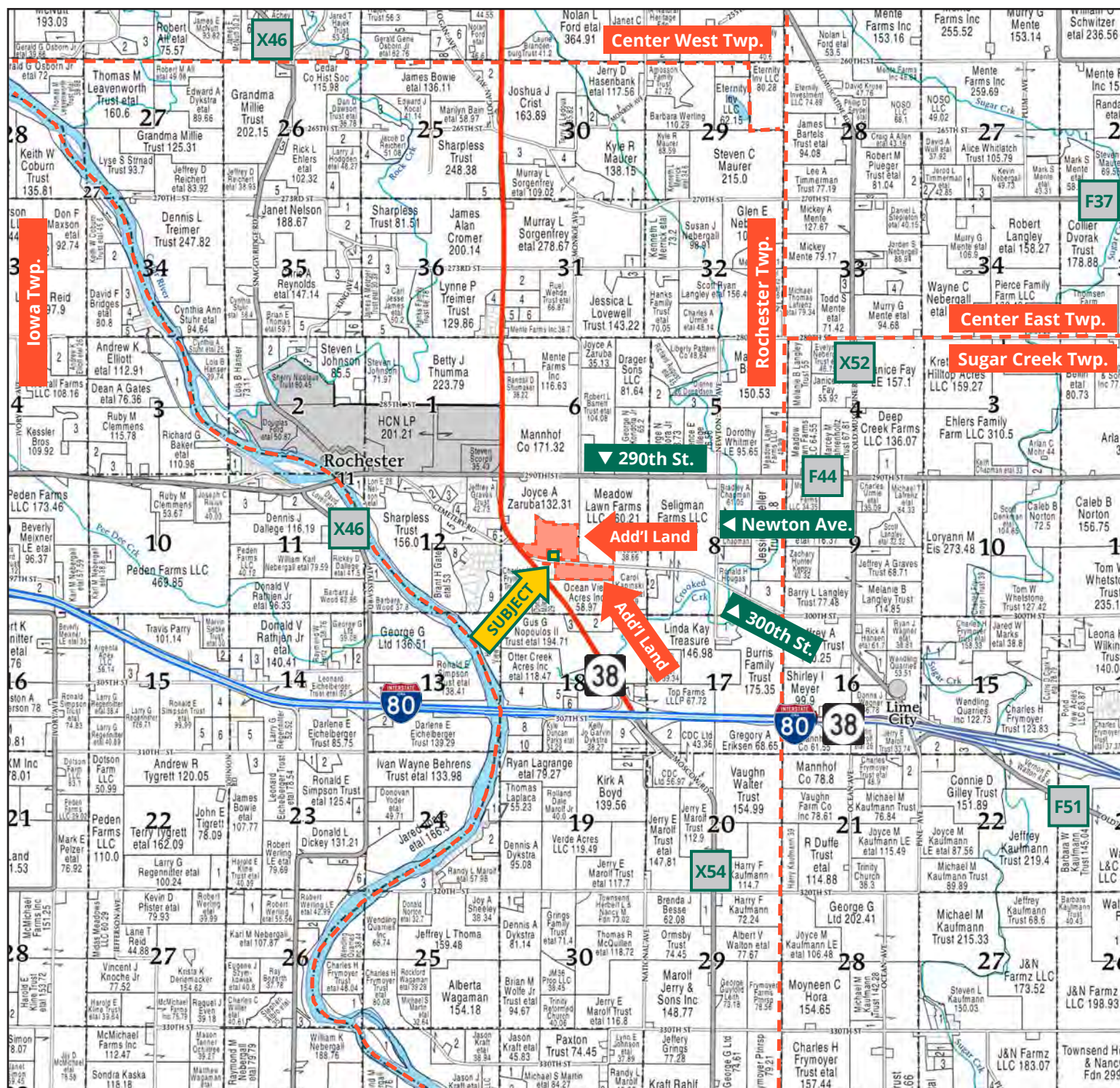
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5.30 Acres, m/I
Cedar County, IA



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Location

From Rochester: At the intersection of 290th St. and IA-38, ½ mile south on IA-38 and ¼ mile east on 300th St. The property is on the north side of the road.

Simple Legal

Auditor's Parcel "L" in the NE¼ SW¼ in Section 7, Township 79 North, Range 2 West of the 5th P.M., Cedar County, Iowa. Final abstract/title documents to govern legal description.

Address

1239 300th St.
Rochester, IA 52772

Price & Terms

- \$309,500.00
- 5% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$2,573.00*

Gross Acres: 5.30

Net Taxable Acres: 4.87

**Taxes estimated pending tax parcel split. Cedar County Treasurer/Assessor will determine final tax figures.*

School District

Tipton Community School District

FSA Data

Farm 4992, Part of Tract 1607
Base Acres from the building site portion of the farm will be allocated to the cropland parcel during farmstead split. Following farmstead split, this parcel will no longer be enrolled in the Farm Service program. Contact agent for more information.

Mineral Rights

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

Land Description

The property is level to gently rolling.

Drainage

Drainage is natural.

House & Buildings

There is a well-maintained ranch home that was built in 1973 with 1,816 finished square feet. There are three bedrooms, one full bathroom and one half bath on the main level. There is an attached, two-stall garage measuring 576 square feet. A full basement of 1,384 square feet is unfinished. There is a stall shower bathroom in the basement.

There are several buildings located on this property including a 40' x 64' machine shed built in 1981, a 42' x 72' steel utility building built in 1974, an 18' x 17' grain storage bin built in 1973, and an older 30' x 45' barn with a 26' x 32' lean-to.

Water & Well Information

The well is located southwest of the house.

Septic System

The septic system is located north of the house.

LP Tank

The LP Tank will be included with the sale of the property. The Buyer will reimburse the Seller for remaining LP at time of closing.

Comments

This is a nice Cedar County acreage with several well-kept buildings.

Additional Land for Sale

Seller has two additional tracts of land for sale located north and southeast of this property. See Additional Land Aerial Photo.

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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Living Room



Kitchen



Family Room



Dining Area



Bedroom #1



Bedroom #2



Bedroom #3



Basement



Shop



Interior of Shop



Hydraulic Door on Shop



Interior of Shop



Livestock Barn



Bins



Machine shed



Interior of Machine Shed



South of House Looking North



Northeast of House Looking Southwest

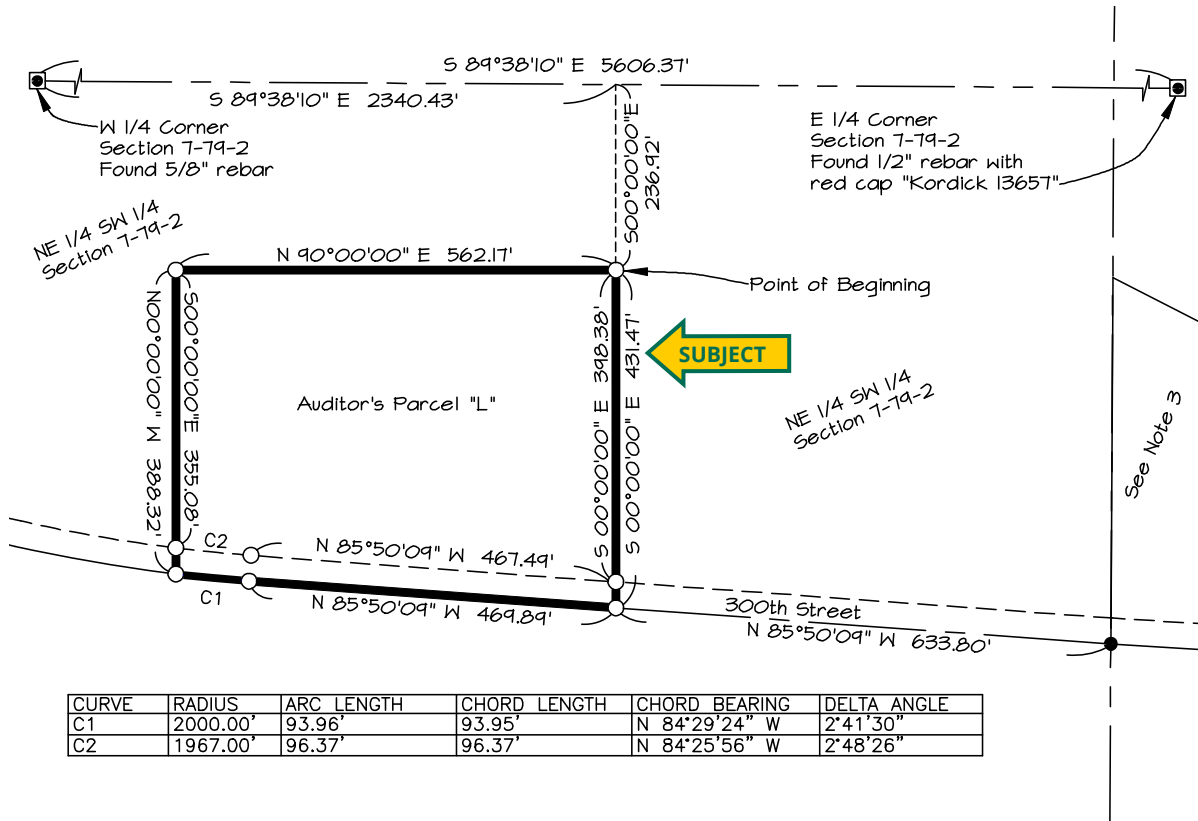


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PLAT OF SURVEY - AUDITOR'S PARCEL "L"



LEGEND:

- Section Corner as noted
- 1/2" rebar w/ red cap "Kordick 13657" set
- Found 5/8" rebar
- () Recorded dimension or Book - Page
- 1/4 Section Line
- Right-of-Way
- Survey Boundary
- Dimension Line
- Centerline
- Existing Property Line

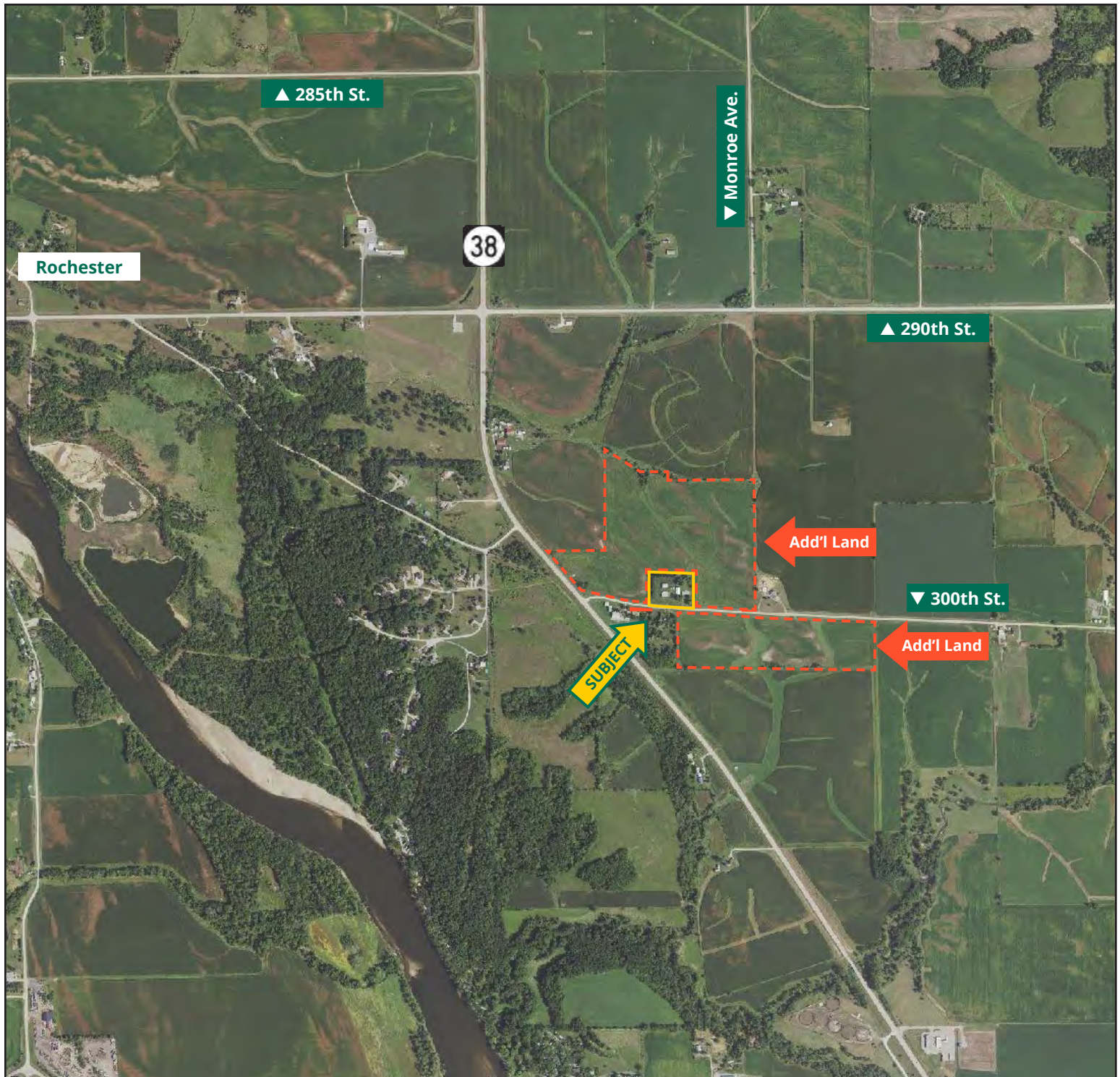
NOTES:

- Bearing Basis is Iowa Regional Coordinate System Zone 10.
- Except as specifically stated or shown on this plat, this survey does not reflect any of the following which may be applicable to the subject real estate: Easements; building set back lines; restrictive covenants; subdivision restrictions; zoning or land use regulations; underground or overhead public utilities.
- See Plat of Survey - Auditor's Parcel "A" as recorded in Cedar County Recorder's Office Book E - Page 179.

DESCRIPTION

A portion of the NE 1/4 SW 1/4 of Section 7, T. 79 N., R. 2 W., of the 5th P.M., Cedar County, Iowa, described as follows:
 Commencing at the W 1/4 Corner of said Section 7;
 thence S 89°38'10" E - 2340.43 feet;
 thence S 00°00'00" E - 236.92 feet to the Point of Beginning of Auditor's Parcel "L" herein described;
 thence S 00°00'00" E - 431.47 feet to the centerline of 300th Street;
 thence N 85°50'09" W - 469.89 feet along the centerline of 300th Street;
 thence westerly - 93.96 feet along said centerline along a 2000.00 foot radius curve concave northerly with a central angle 2°41'30" and a chord of N84°29'24"W - 93.95 feet;
 thence N 00°00'00" W - 388.32 feet;
 thence N 90°00'00" E - 562.17 feet to the Point of Beginning.
 Said Parcel contains 5.30 acres which includes 0.43 acre of Road Easement.

0 200
 Date of Survey: 9/30/25

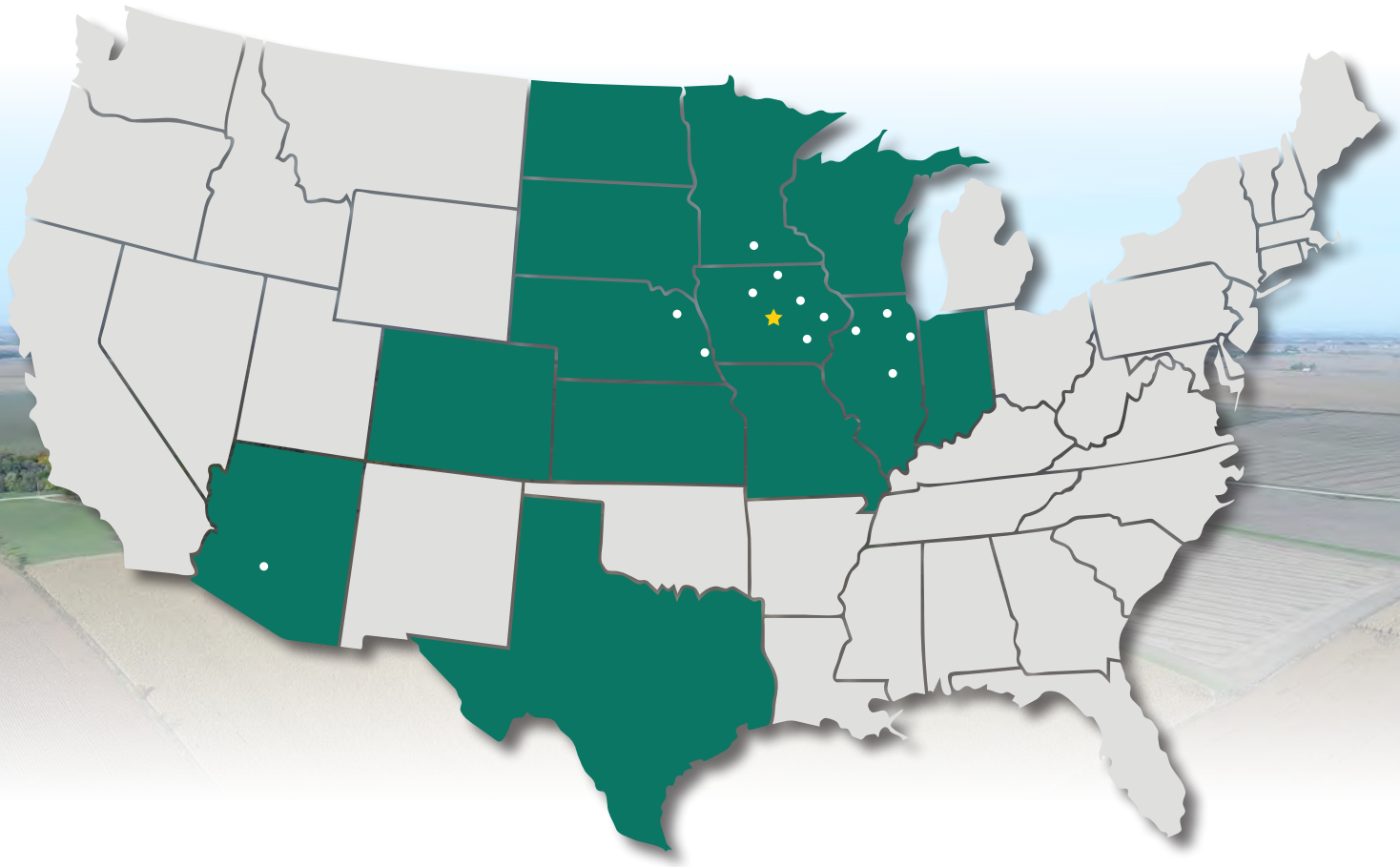


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