

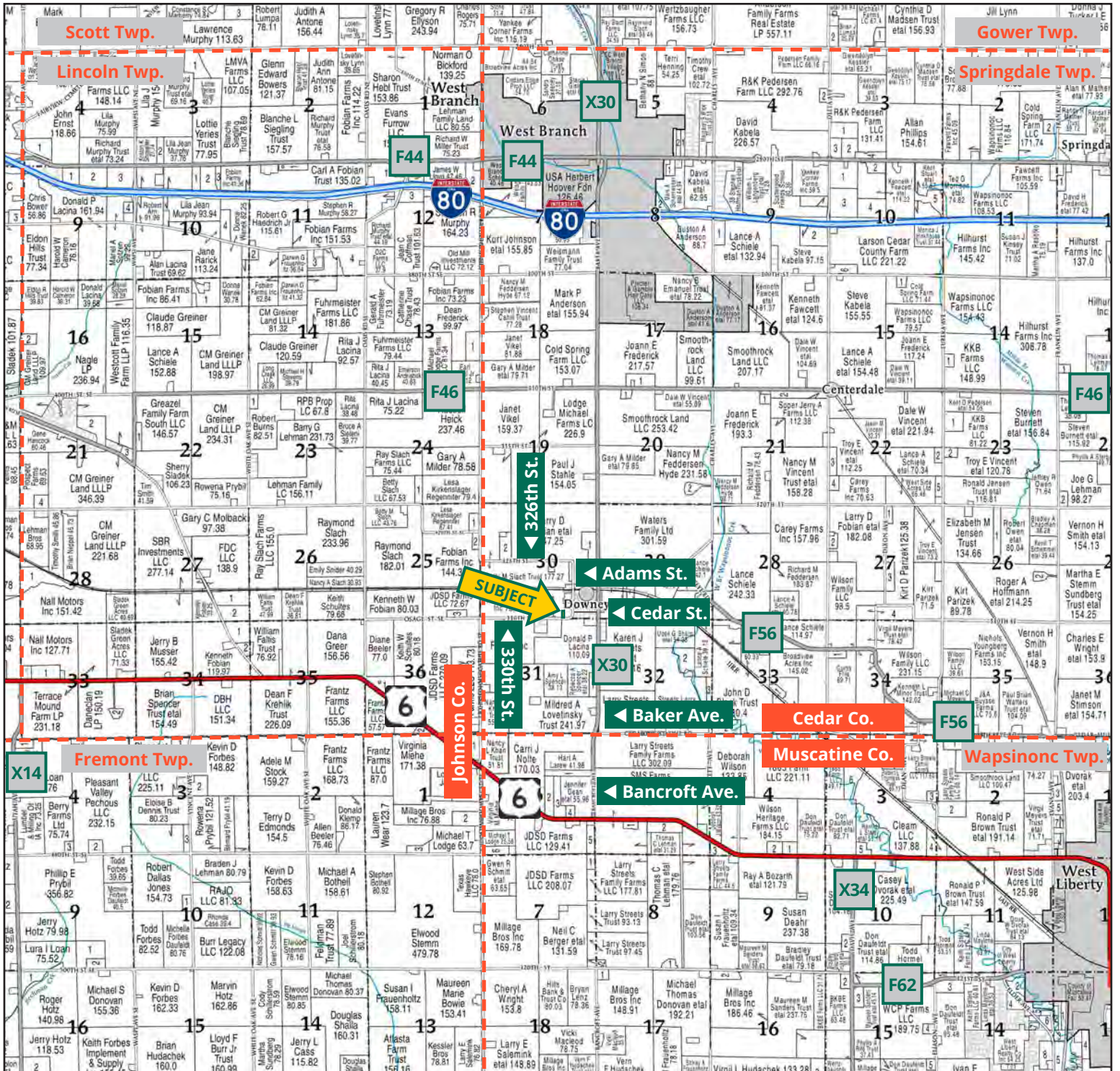
**Attractive Residential Lot for Sale**



**TROY LOUWAGIE, ALC**  
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**319.895.8858** | 102 Palisades Road  
Mount Vernon, IA 52314-0050 | [www.Hertz.ag](http://www.Hertz.ag)

**1.49 Acres, m/l**  
**Cedar County, IA**

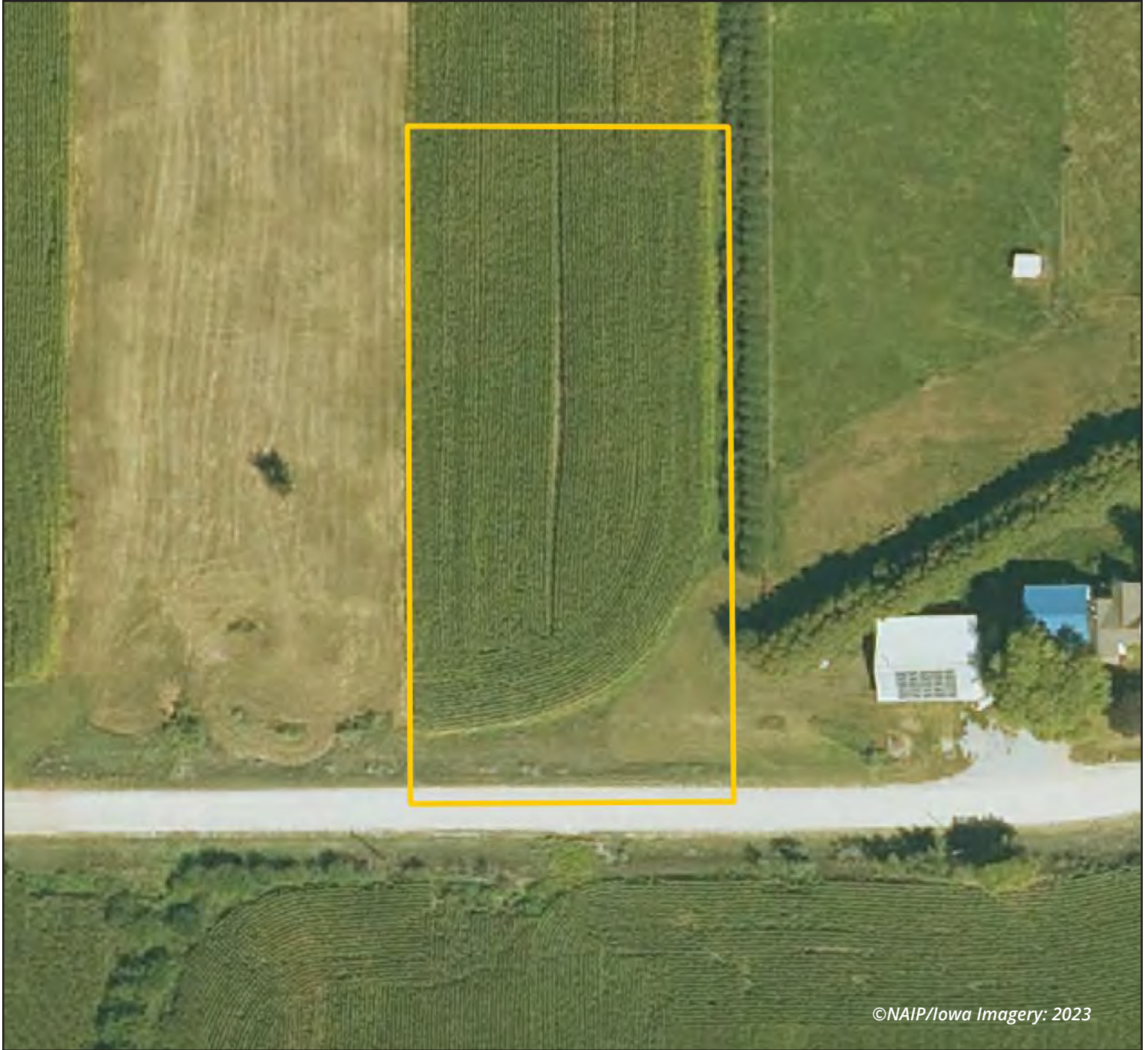


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### Location

From West Branch: At the intersection of I-80 and Baker Ave., 3 miles south on Baker Ave., ¼ mile west on Cedar St., turn south on Adams St. and continue to 330th St. The property is on the north side of 330th St.

### Simple Legal

Lot 1 of Country Vista, a portion of the SW¼ of the SE¼ of Section 30, Township 79 North, Range 4 West of the 5th P.M., Cedar County, Iowa. *Final abstract/title documents to govern legal description.*

### Address

71 330th St.  
West Branch, IA 52358

### Price & Terms

#### PRICE REDUCED!

- \$109,500.00 \$99,500.00
- 5% down upon acceptance of offer, balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2025-2026: \$63.00\*

Gross Acres: 1.49

Net Taxable Acres: 1.36

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

### FSA Data

Farm 7169, Part of Tract 7793

FSA/Eff. Crop Acres: 0

### Mineral Rights

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

### Land Description

The land is level to gently rolling.

### Drainage

There is tile on this farm. Contact the listing agent for more details.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This is an attractive building site located in Cedar County near the Village of Downey, Iowa.



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.

Southwest Corner Looking Northeast

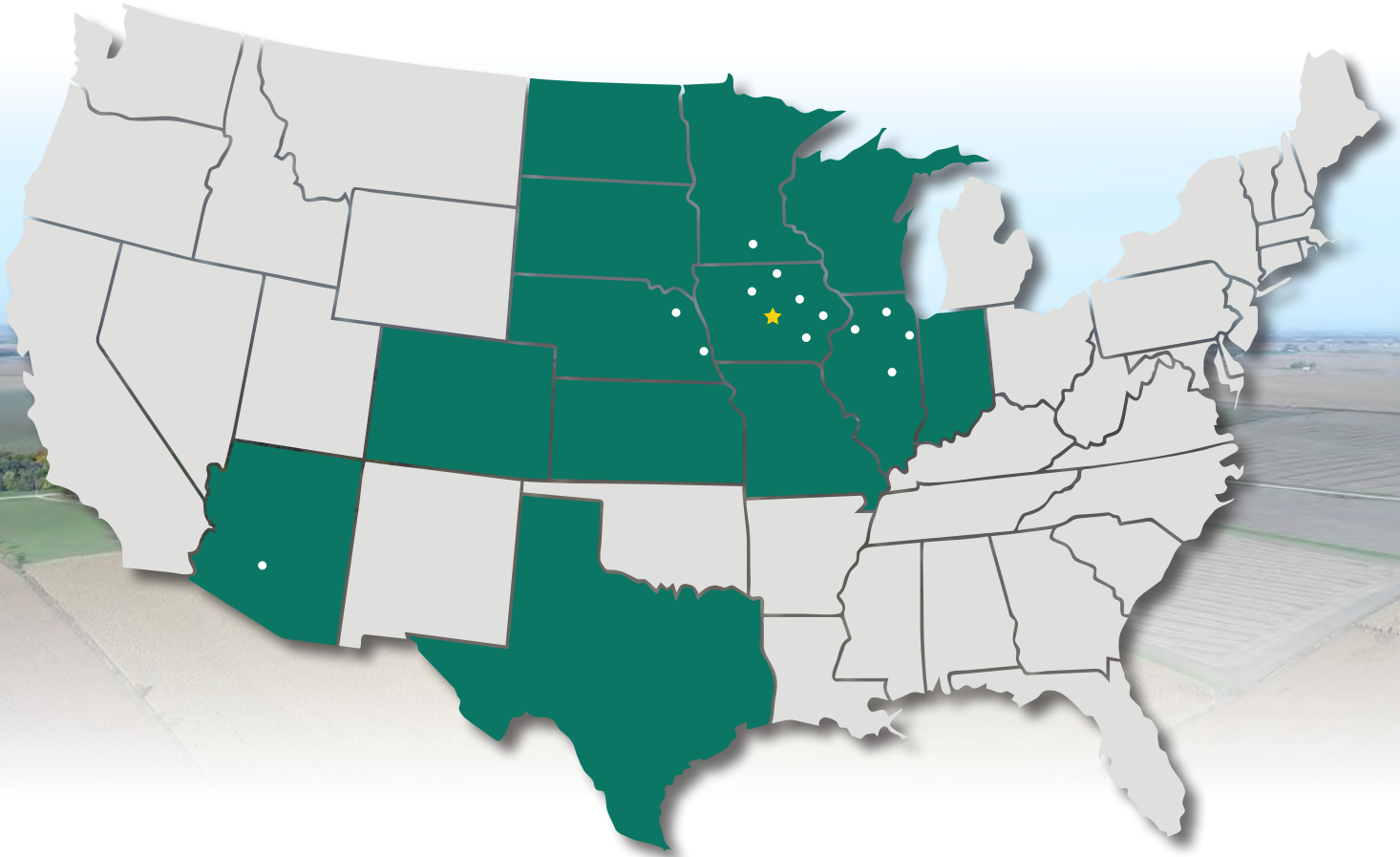


Northeast Corner Looking Southwest





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