

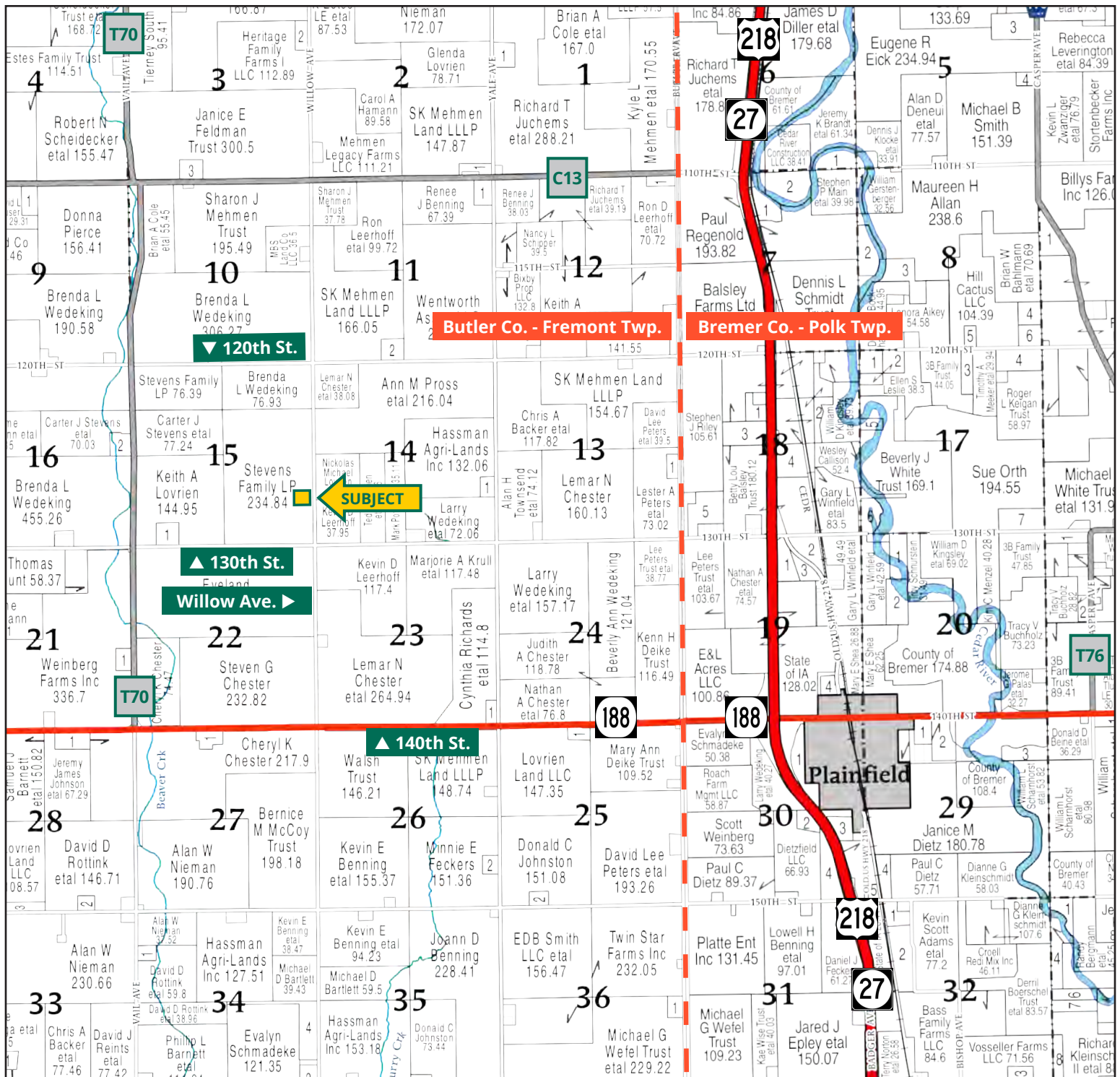
Single-Story Home with a Morton Building and Detached Garage



LAWAIN BIERMANN, AFM
Licensed Salesperson in IA & MN
319.239.1005
LawainB@Hertz.ag

319.234.1949 | 6314 Chancellor Dr., PO Box 1105
Cedar Falls, IA 50613-1105 | www.Hertz.ag

4.82 Acres, m/l
Butler County, IA



Map reproduced with permission of Farm & Home Publishers, Ltd.

319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | www.Hertz.ag

LAWAIN BIERMANN, AFM
319.239.1005
 LawainB@Hertz.ag

12709 Willow Ave., Plainfield, IA 50666



319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | www.Hertz.ag

LAWAIN BIERMANN, AFM
319.239.1005
LawainB@Hertz.ag

Location

From Plainfield: Go west on IA-188 / 140th St. for 2.9 miles and then north on Willow Ave. for 1.3 miles. Property is located on the west side of the road.

Simple Legal

Parcel A in the NE¼ of the SE¼ of Section 15, Township 93 North, Range 15 West of the 5th P.M., Butler Co., IA. *Final abstract/title documents to govern legal description.*

Address

12709 Willow Ave.
Plainfield, IA 50666

Open House

12:00 p.m. - 2 p.m., Saturday, April 11th

Price & Terms

- \$250,000
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025 - 2026: \$2,691.29*
Surveyed Acres: 4.82
Net Taxable Acres: 4.82*
**Taxes estimated due to recent survey of property and pending tax parcel split. Butler County Treasurer/Assessor will determine final tax figures.*

School District

Nashua-Plainfield School

Mineral Rights

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

Land Description

Nearly level to gently sloping.

Drainage

Natural with some tile. No tile maps available.

Dwelling

The property features a 3-bedroom, 2-bath ranch home built in 1968, offering 1,344 square feet of living space and an unfinished basement. There is a 2½ stall detached garage.

Buildings/Improvements

Built in 1982, there is a 50' x 70' x 14' Morton pole building.

Water & Well Information

A well is located 50' southwest of the dwelling.

Septic System

The septic system was updated in 2017.

LP Tank

The LP tank is included with the property sale.

Comments

Well-maintained, single-story home on 4.82 acres including a Morton pole building and a detached garage. The house and outbuildings will be sold in "as-is" condition.



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.

Kitchen



Living Room



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Morton Pole Building



View of House



319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | www.Hertz.ag

LAWAIN BIERMANN, AFM
319.239.1005
LawainB@Hertz.ag

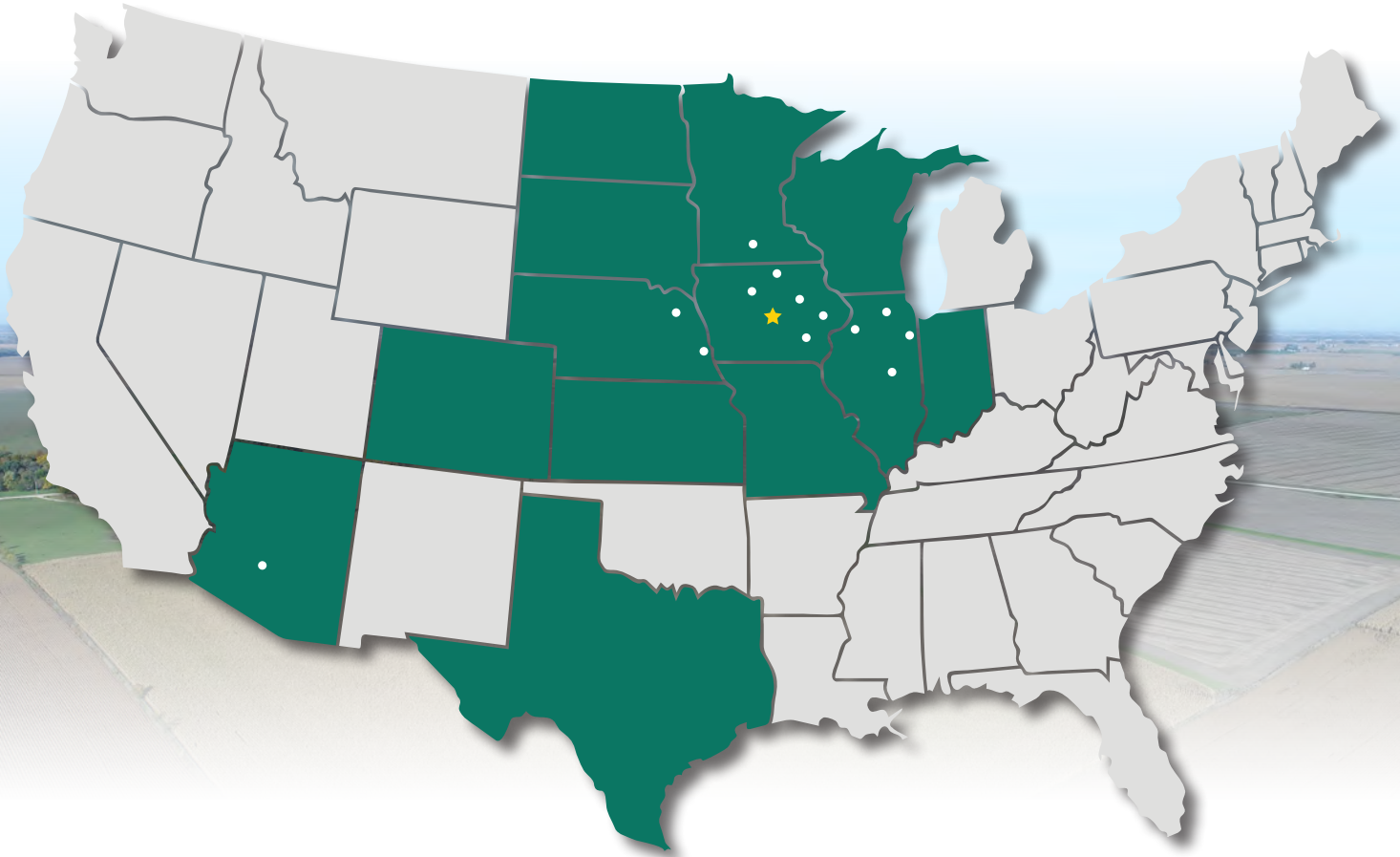
Acreage looking North



Acreage looking Northwest



MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | www.Hertz.ag

LAWAIN BIERMANN, AFM
319.239.1005
LawainB@Hertz.ag