

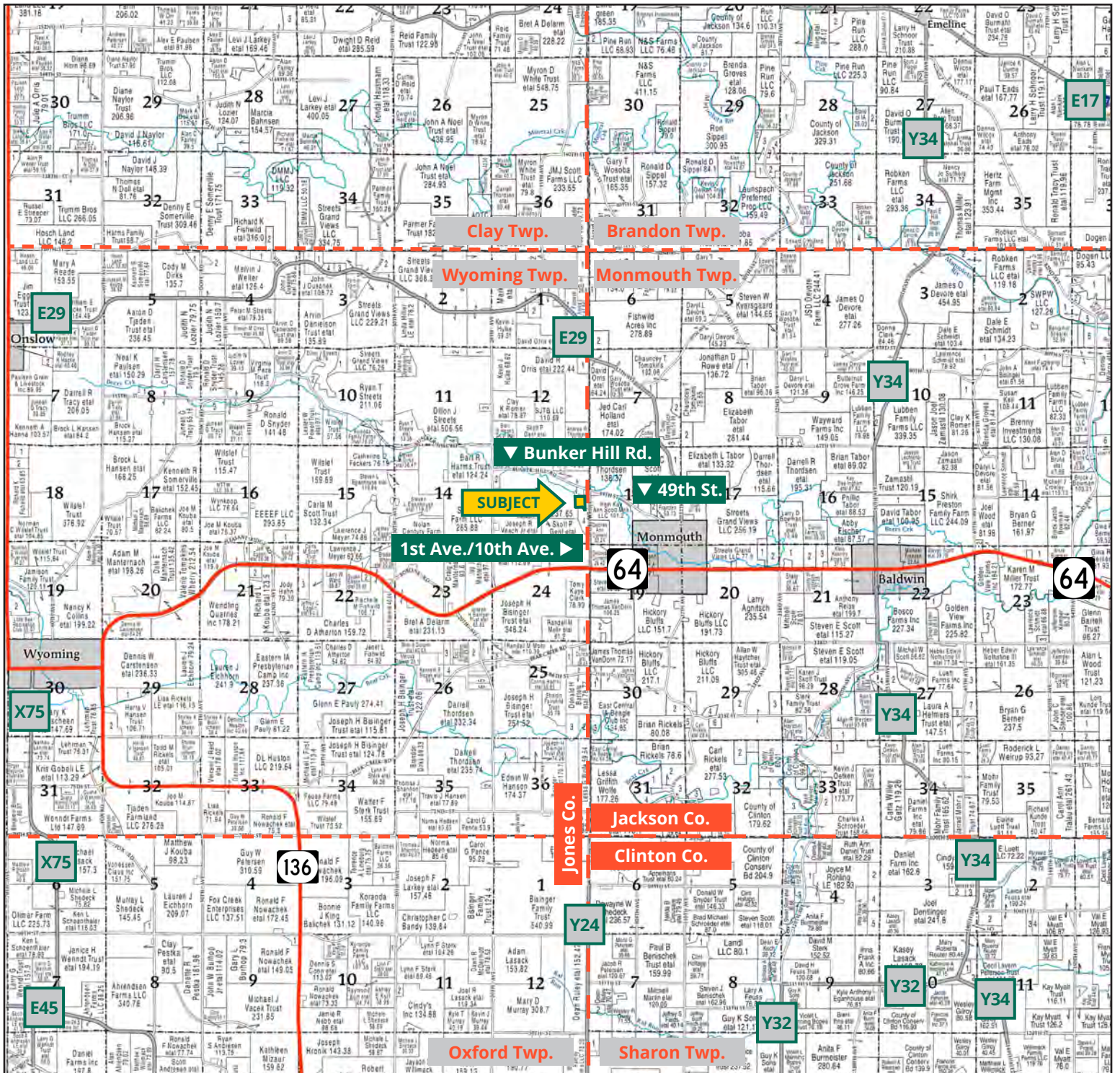
Beautiful Buildable Lot with a Mix of Pasture, Mature Trees & Creek!



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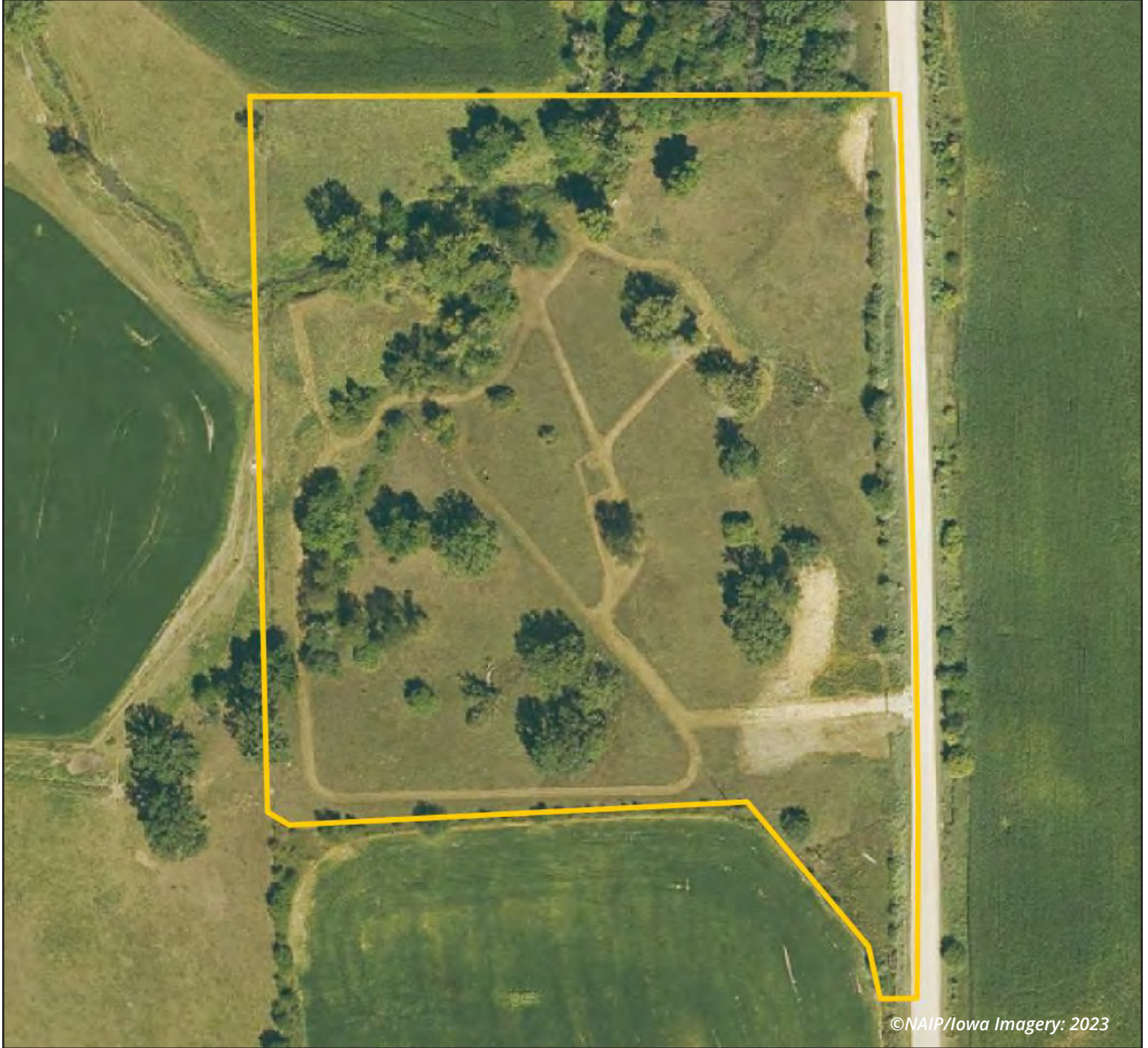
11.48 Acres, m/I
Jones County, IA



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Location

From Monmouth: 1 mile west on IA-64 and $\frac{3}{4}$ mile north on 1st Ave./10th Ave. The property is on the west side of the road.

Simple Legal

Parcel 2013-63 in the E $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 13, Township 84, North, Range 1, West of the 5th P.M., Jones County, Iowa. *Final abstract/title documents to govern legal description.*

Address

10383 1st Ave./10th Ave.
Monmouth, IA 52309

Price & Terms

- \$199,900.00
- 5% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$152.00
Gross Acres: 11.48
Net Taxable Acres: 10.78
Tax per Net Taxable Acre: \$13.24

FSA Data

Farm 5368, Tract 6359
FSA/Eff. Crop Acres: 0.00

Mineral Rights

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

Land Description

The land is gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

There is a small creek crossing through the northwest corner of the farm.

Electrical Services

A transformer has been installed in the central portion of the farm as an access point for electrical services.

Comments

This is a gorgeous site to build your dream home in rural Jones County. It includes a mixture of mature oak trees, rolling pasture and a bubbling creek.



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.

Southeast Side Looking Northwest



Northeast Side Looking Southwest



Entrance Gate



Creek



Timber

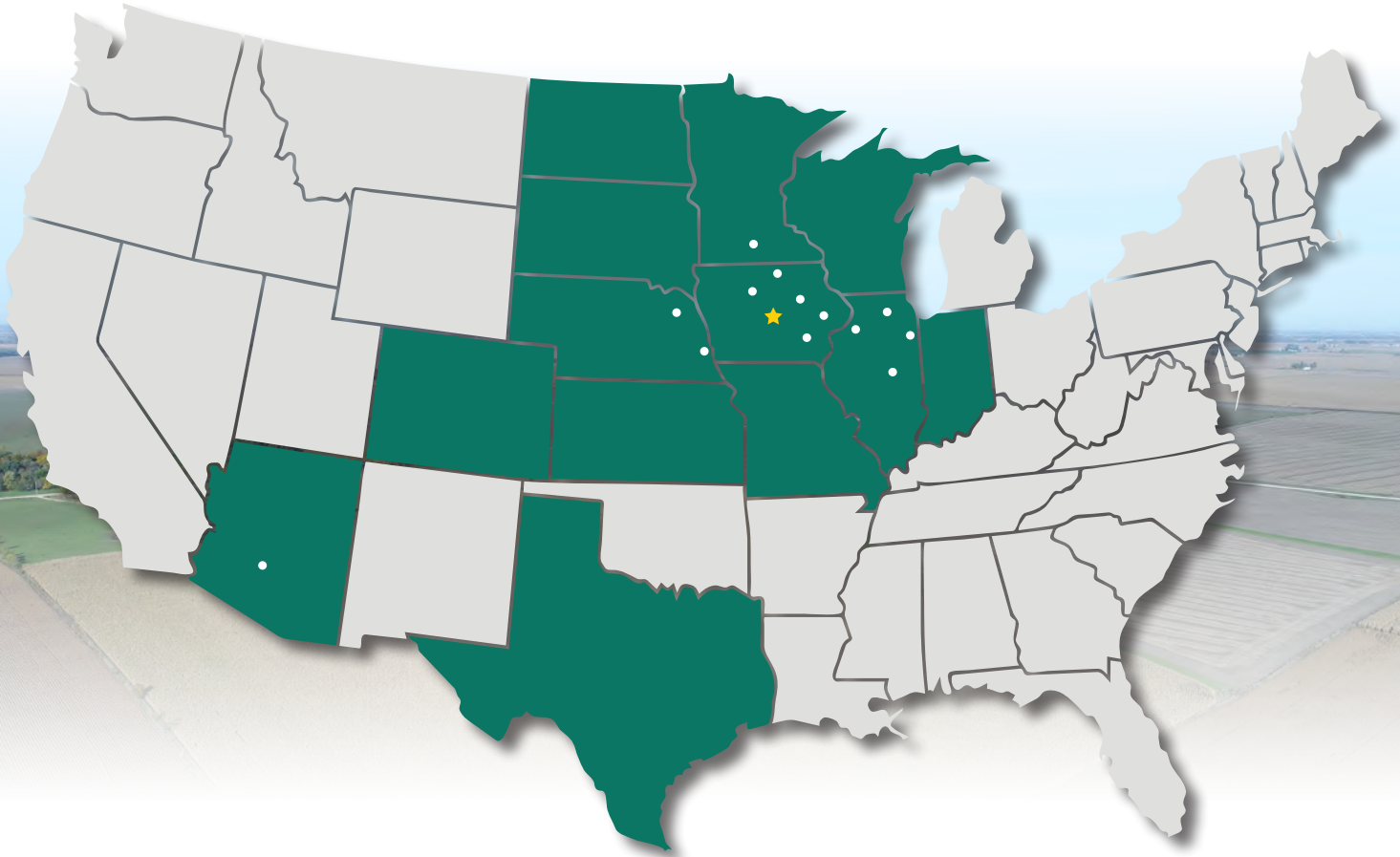


Timber





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