

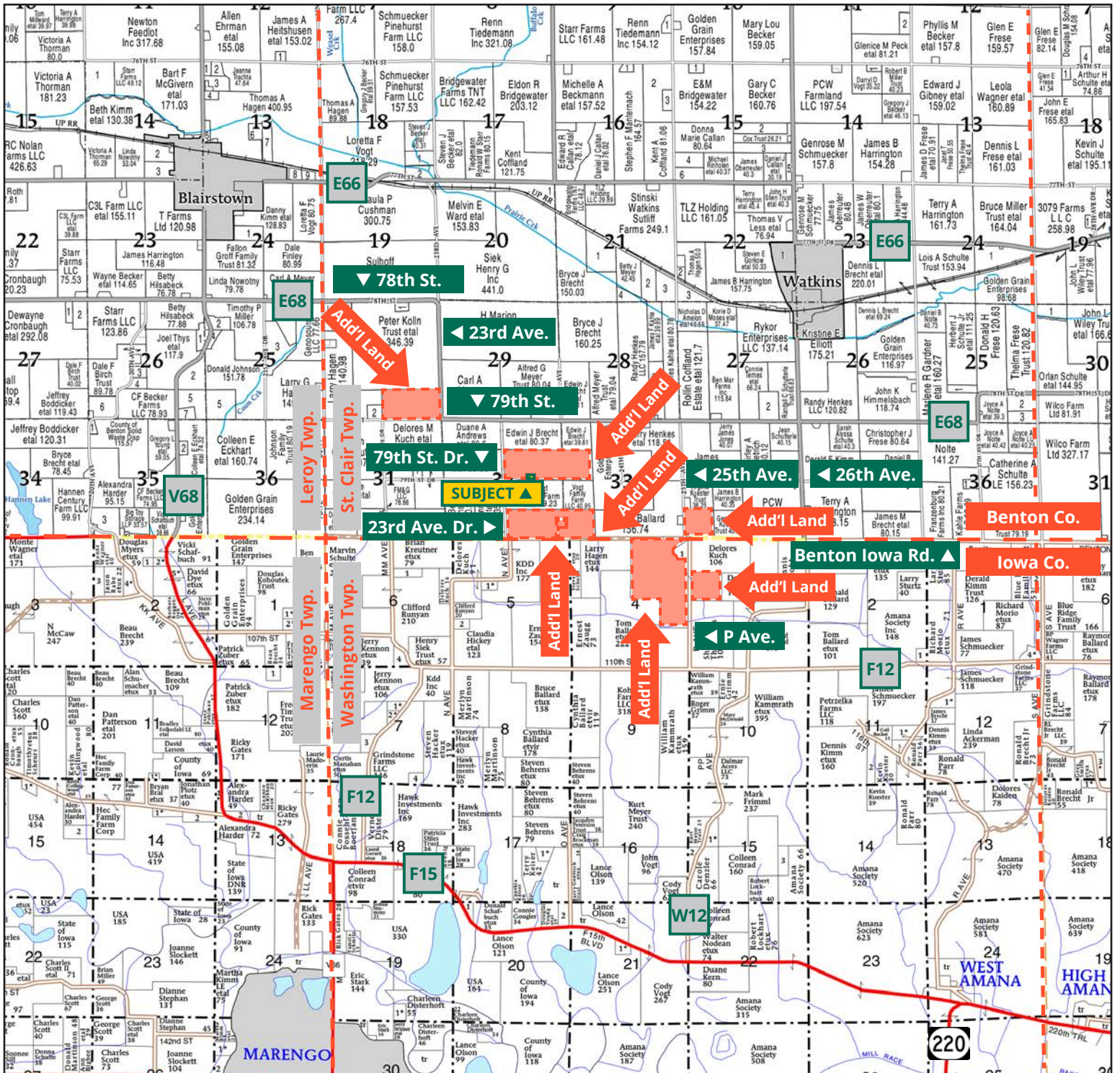
Wittenburg Farms, Inc.



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Mount Vernon, IA 52314-0050 | www.Hertz.ag

1.50 Acres, m/I
Benton County, IA



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Location

From Watkins: 1 mile south on 26th Ave., 2½ miles west on 79th St., ½ mile south on 23rd Ave Dr. and ¼ mile east on 79th St. Dr. The property is on the north side of the road.

Simple Legal

The building site on approximately 1.50 acres in the S½ of the NE¼ of Section 32 Township 82 North, Range 10 West of the 5th P.M., Benton County, Iowa. *Final abstract/title documents to govern legal description.*

Address

2371 79th St. Dr.
Watkins, IA 52354

Price & Terms

- \$145,000.00
- 5% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$228.00*

Net Taxable Acres: 1.50

**Taxes estimated due to recent survey and pending tax parcel split. Benton County Treasurer/Assessor will determine final tax figures.*

Lease Status

No lease is in place for this property.

Mineral Rights

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

Land Description

The land is level.

Drainage

Drainage is natural.

Buildings/Improvements

The property includes two steel utility buildings, a 34' x 96' machine shed that was constructed in 1978 and a 32' x 36' machine shed/shop with a concrete floor that was constructed in the early 1970s.

All other buildings and trees have recently been removed. Online maps and aerial photos may not yet reflect these improvements.

Water & Well Information

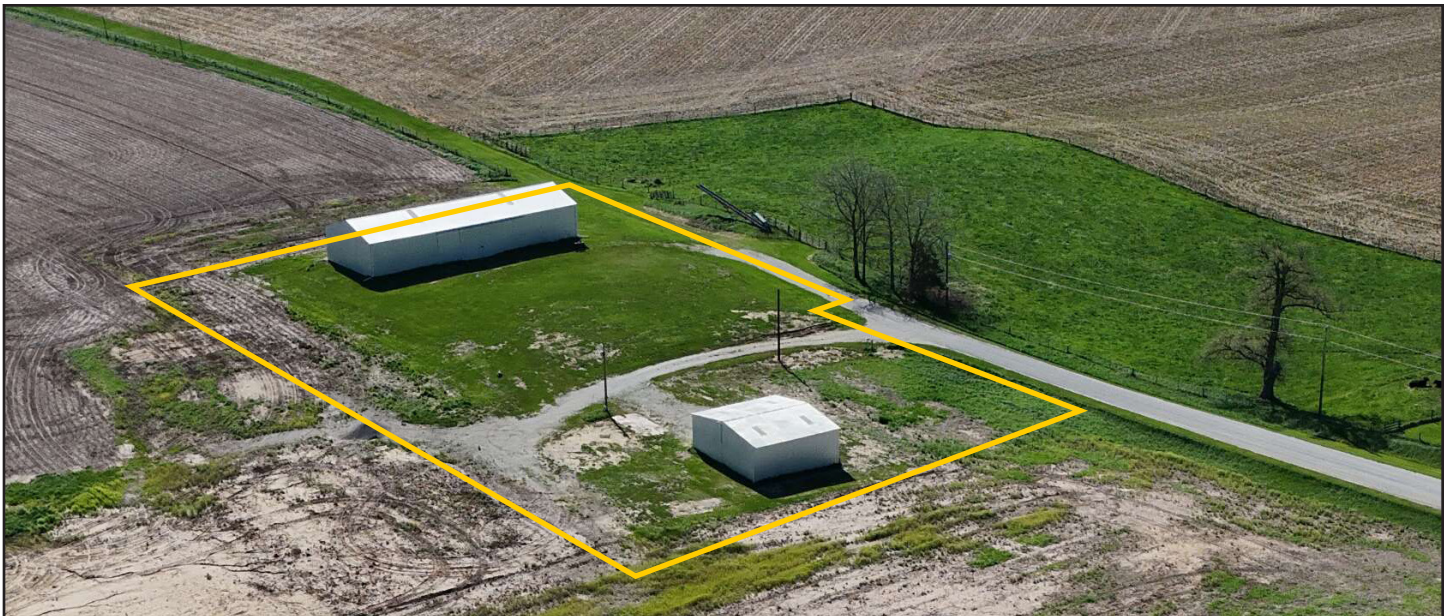
There is a well located in the north-central portion of this property.

Comments

This is an attractive building site ready for you to build your dream home. Located approximately four miles southeast of Blairstown, Iowa, it includes a nice machine shed and shop. The view from this location is amazing and you can see for miles!

Additional Land for Sale

Seller has seven additional tracts of land for sale located in all directions 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.

34' x 96' Machine Shed



34' x 96' Machine Shed Interior



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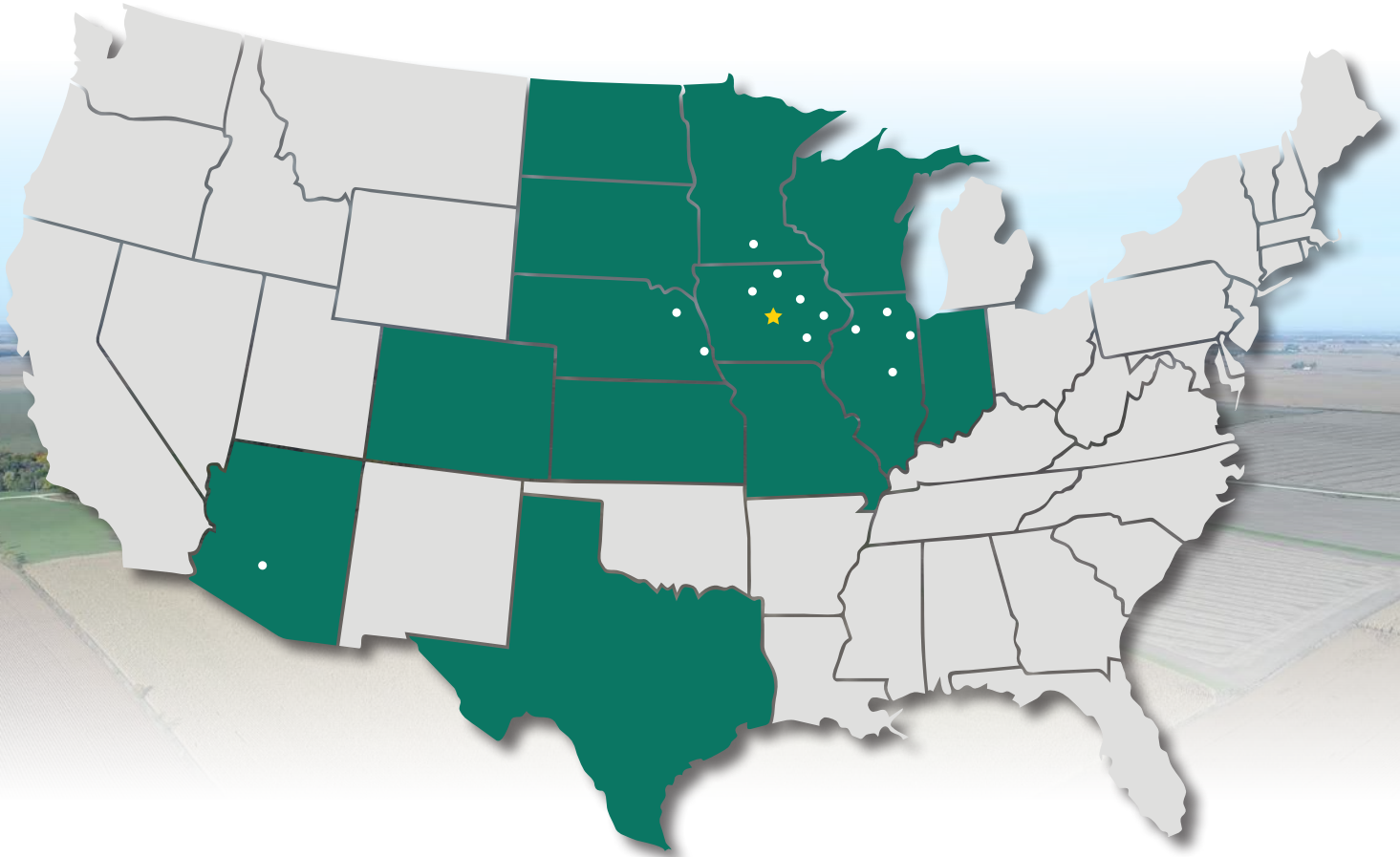
32' x 36' Machine Shed



32' x 36' Machine Shed Interior



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