

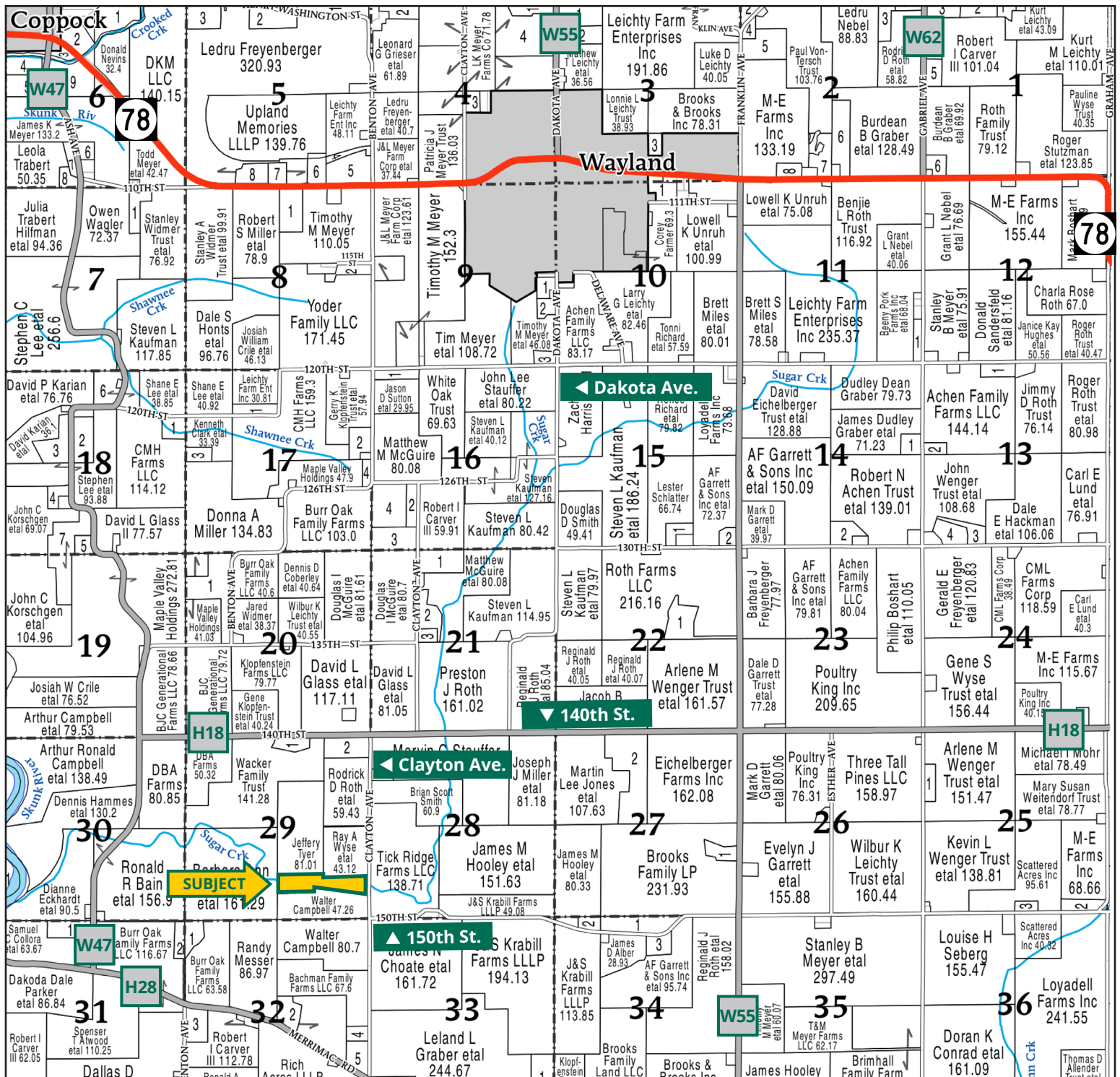
Timber Tract with Recreational Potential



RACHELLE HELLER, ALC
Licensed Salesperson in IA & MO
319.800.9316
RachelleH@Hertz.ag

319.382.3343 | 215 N. Iowa Ave., PO Box 914
Washington, IA 52353 | www.Hertz.ag

30.17 Acres, m/l
Henry County, IA



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Location

From Wayland: Go south on Dakota Ave. for 3 miles, then $\frac{3}{4}$ mile west on 140th St. / Co. Rd. H18, and then $\frac{3}{4}$ mile south on Clayton Ave. Property is located on the west side of the road.

Simple Legal

Part of SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 29, Township 73 North, Range 7 West of the 5th P.M., Henry Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$199,122
- \$6,600/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025 - 2026: \$00.00
Exempt Forest Reserve Acres: 30.17
Net Taxable Acres: 30.17
Tax per Net Taxable Acre: \$00.00

Mineral Rights

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

Land Description

Nearly level to steep.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a nice timber tract in northwest Henry County. The property has great access and an established entrance. The terrain and creek create a natural funnel for deer in the area. A select harvest of black walnut trees was done in 2025. This is a great recreational property with future value.



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.

Looking Northeast



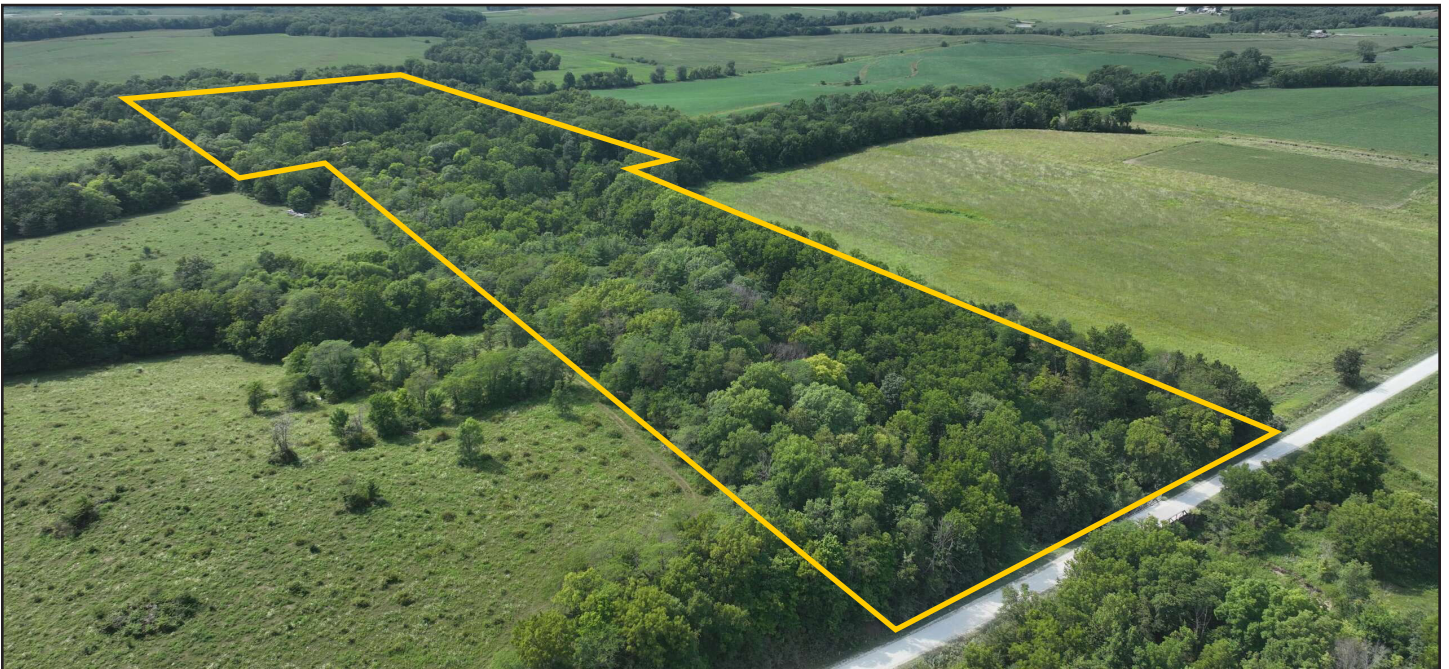
Looking East

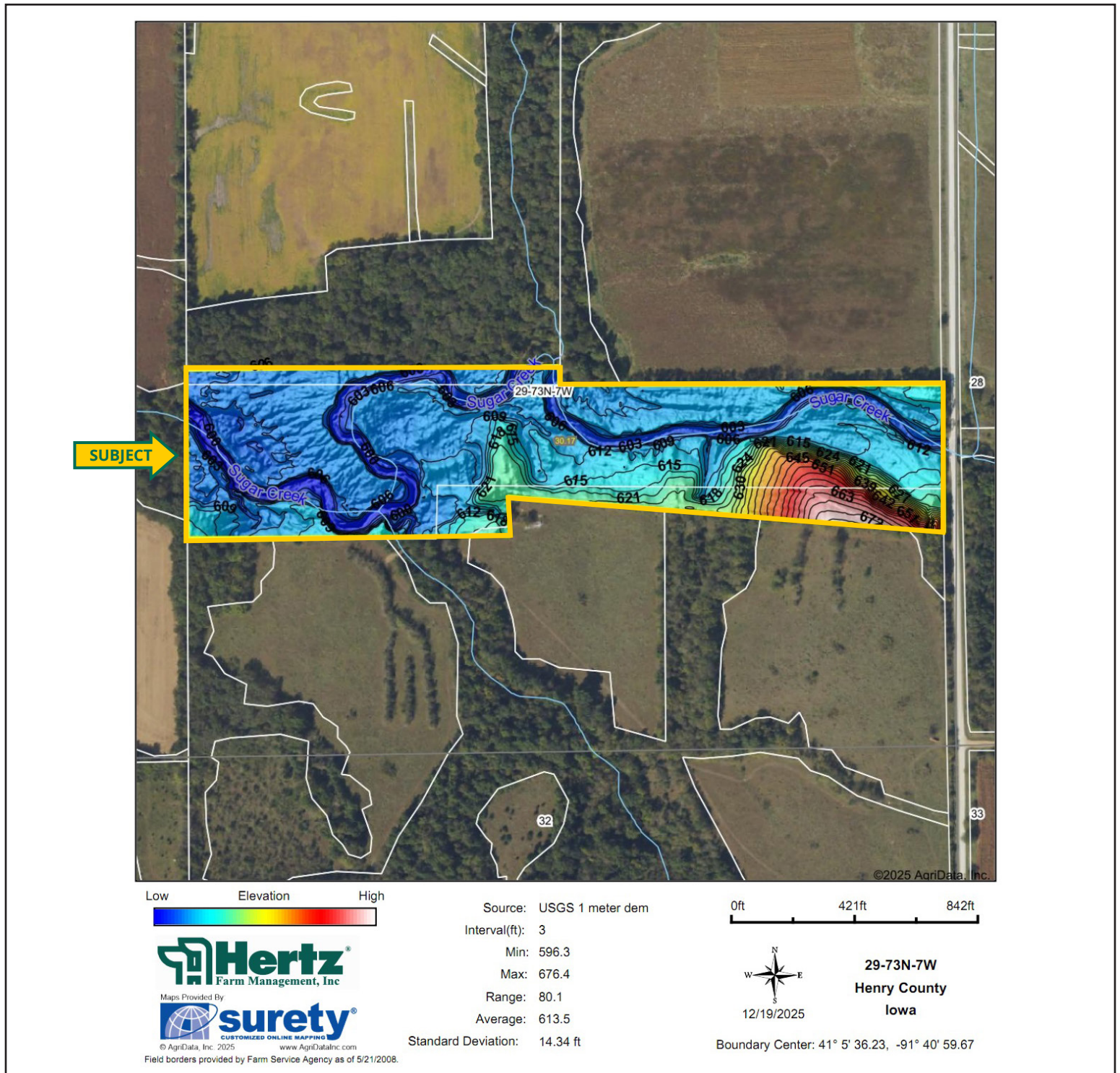


Looking Southwest

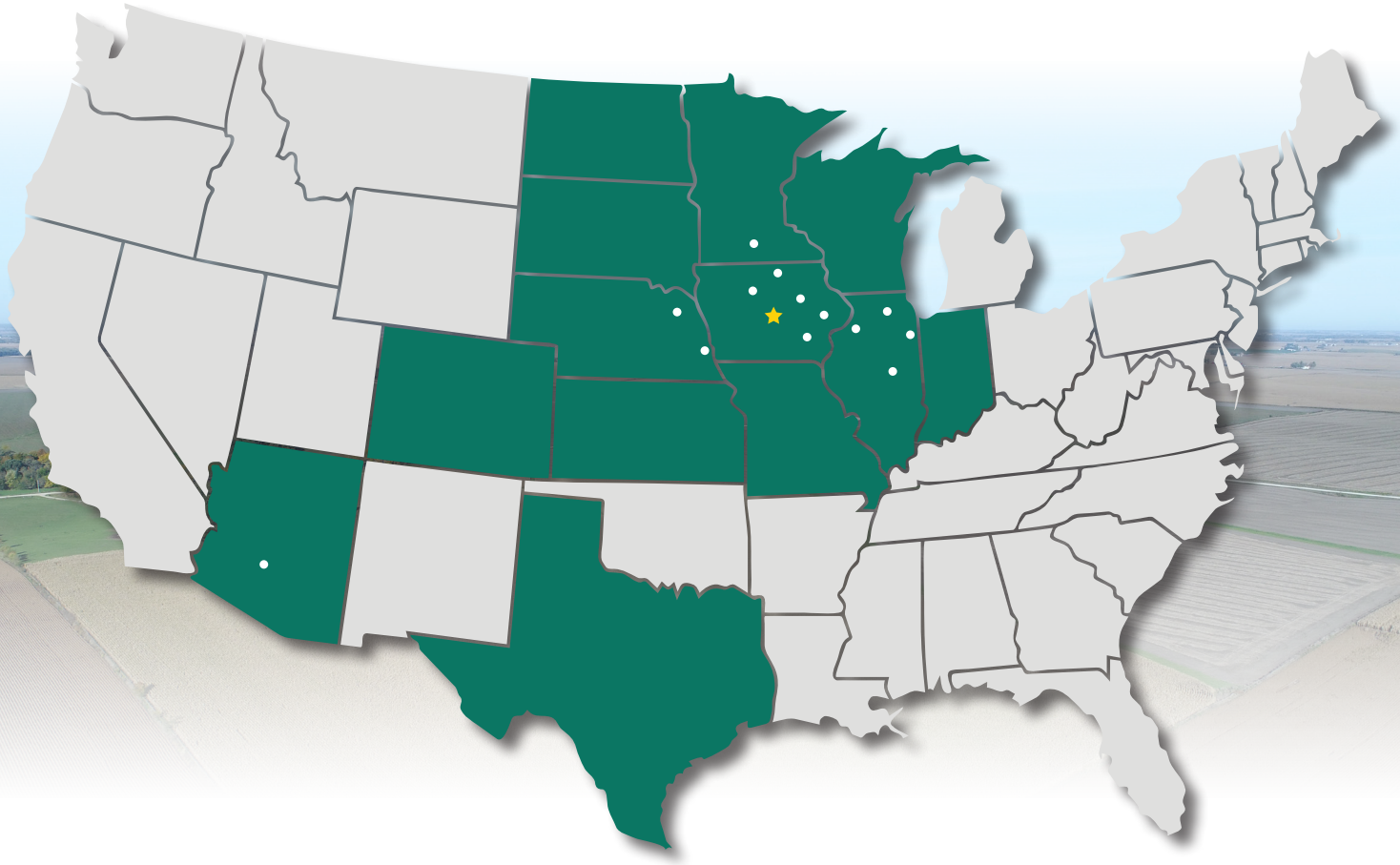


Looking Northwest





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