Hertz Real Estate Services

ACREAGE FOR SALE

Attractive Home and Outbuildings



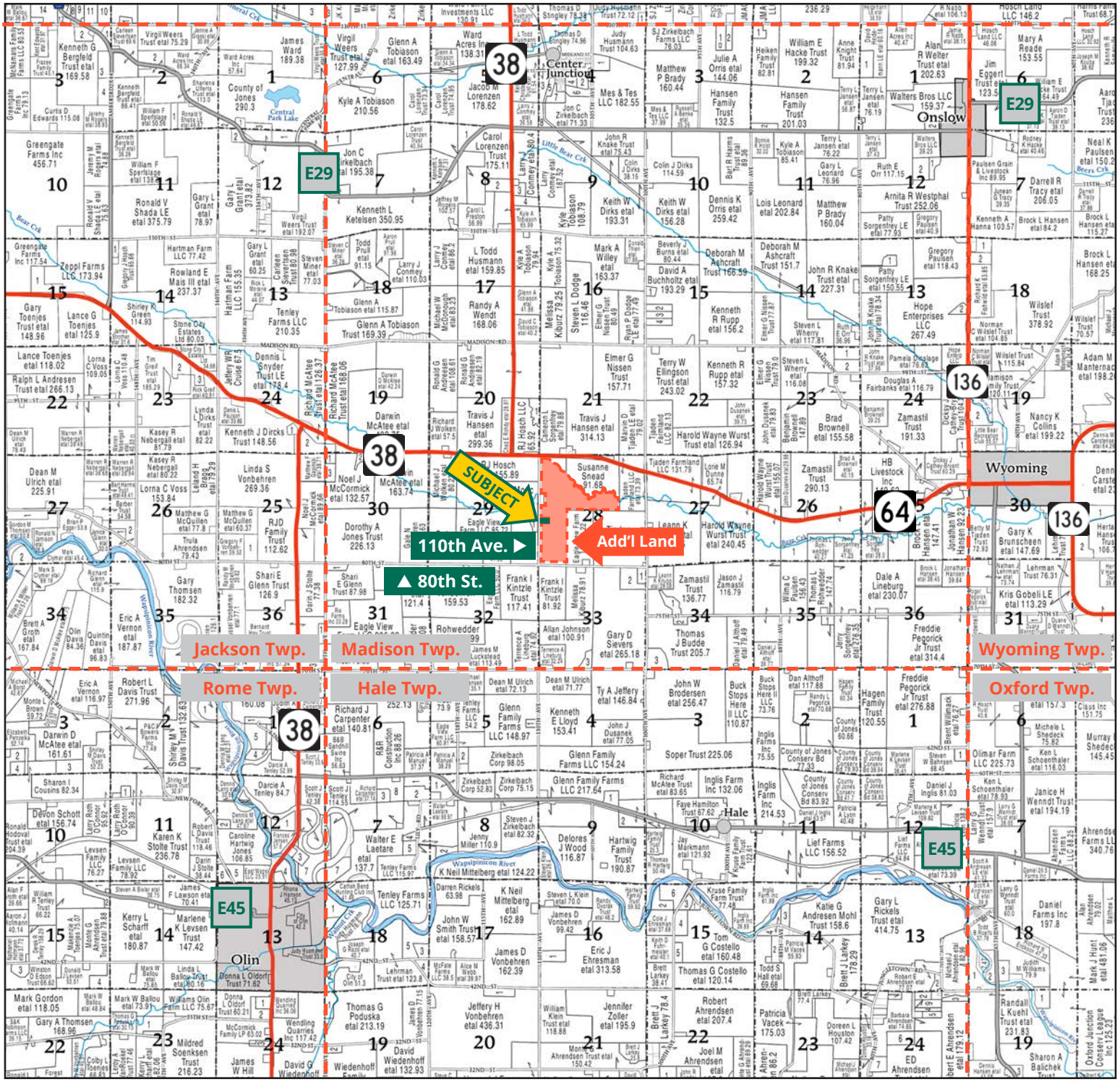
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TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag

2.00 Acres, m/l
Jones County, IA

PLAT MAP

Madison Township, Jones County, IA

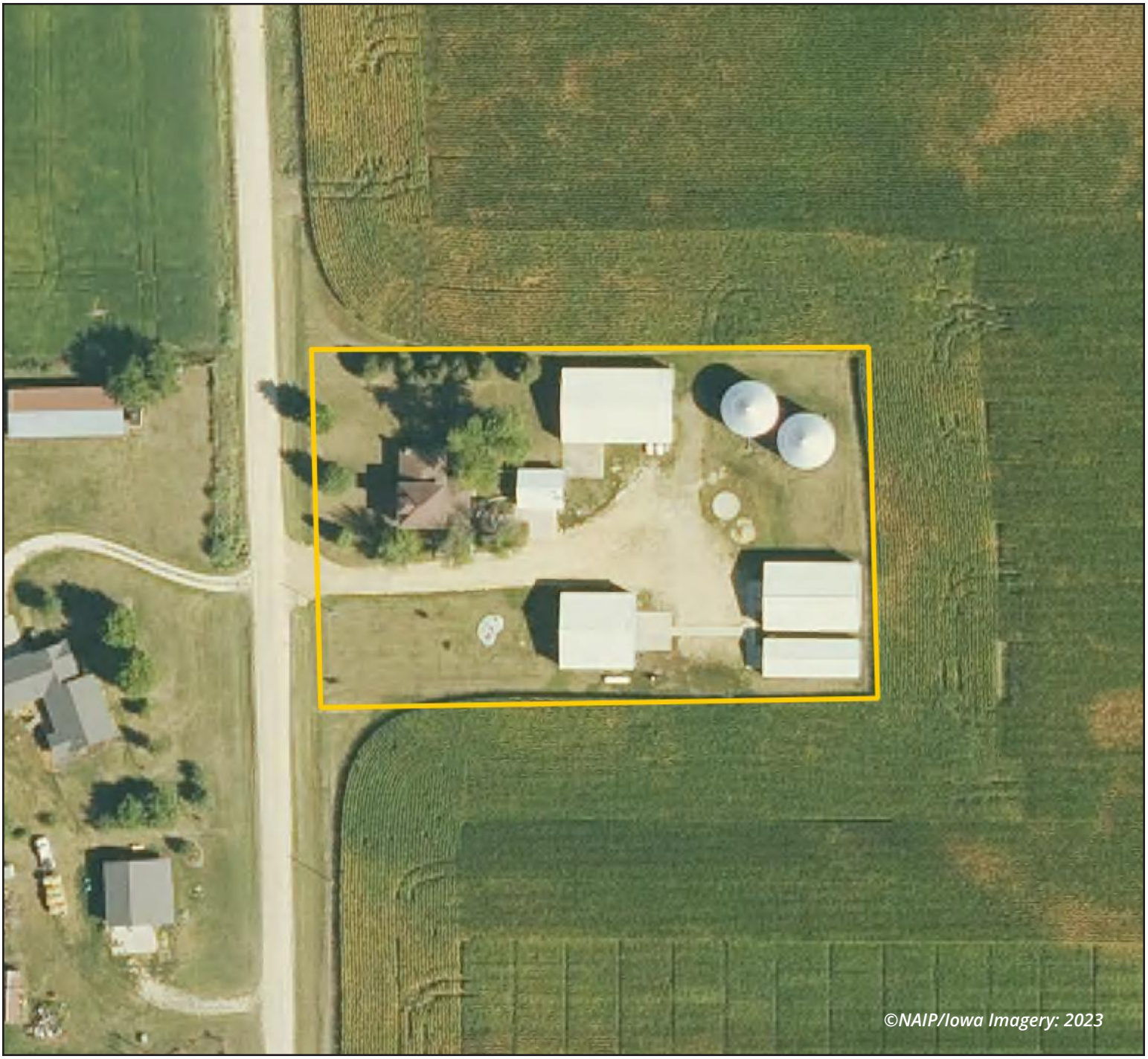


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AERIAL PHOTO

2.00 Acres, m/l, Jones County, IA



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PROPERTY INFORMATION

2.00 Acres, m/l, Jones County, IA

Location
From Wyoming: At the intersection of IA-136 and IA-64, 4 miles west on IA-64 and ½ mile south on 110th Ave. The property is located east of the road.

Simple Legal
The house, buildings and 2.00 net acres located in the NW¼ SW¼ of Section 28, Township 84 North, Range 2 West of the 5th P.M., Jones County, Iowa. *Final abstract/title documents to govern legal description.*

Address
8406 110th Ave.
Wyoming, IA 52362

Price & Terms
- $432,500.00
- 5% down upon acceptance of offer, balance due in cash at closing.

Possession
Negotiable.

Real Estate Tax
Taxes Payable 2026-2027: $2,287.00*
Net Taxable Acres: 2.00*
**Taxes estimated pending tax parcel split. Jones County Treasurer/Assessor will determine final tax figures.*

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

Land Description
This is a level lot.

Drainage
Drainage is natural.

House & Buildings
Built in 1920, this two-story frame home offers 2,368 square feet of above-grade living area with four bedrooms and one bathroom. The main floor includes a living room, dining room, kitchen with oak cabinetry, laundry room, piano room, full bathroom, and two bedrooms. The second floor features two additional bedrooms. The full basement includes a finished family room with a limestone masonry surround and corn burner fireplace. Exterior features include an enclosed porch, an open porch, and a 225-square-foot wood deck.

A detached 672-square-foot frame garage provides additional parking and storage.

The property includes four steel utility buildings measuring 48' x 72' with rock floor (built in 1974), 42' x 64' with concrete floor (built in 2001), 48' x 48' heated and insulated with a concrete floor and hydraulic door (built in 1984), and 24' x 63' with concrete floor (built in 2011). Two steel grain bins, each measuring 36' in diameter by 19' high, were built in 1974 and 1979.

Water & Well Information
The well is located in a pit south of the house.

Septic System
The septic is located north of the house.

LP Tank
The 1,000-gallon LP tank will be included with the sale of the property.

Comments
This is a well-maintained home and outbuildings located just west of Wyoming, Iowa.

Additional Land for Sale
Seller has an additional tract of land for sale located east 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.

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Northeast Corner of Home



Detached Garage



Kitchen



Living Room

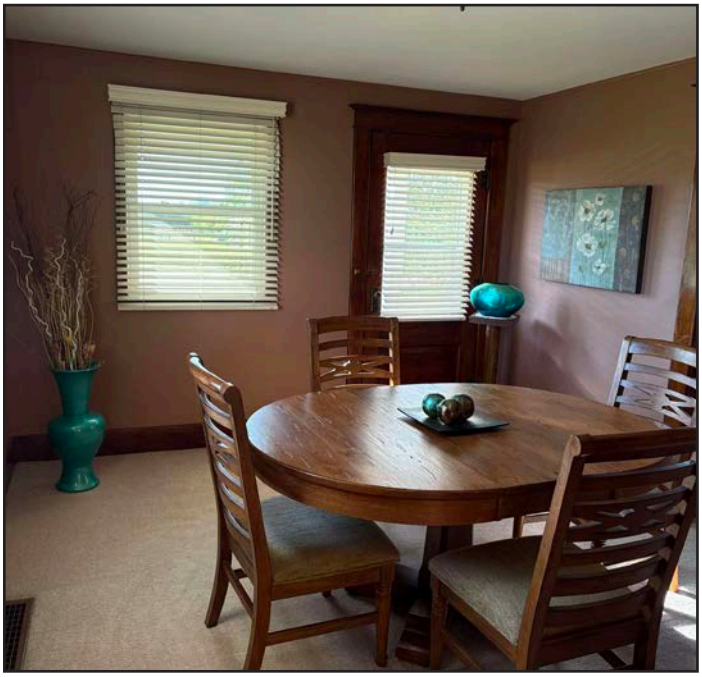


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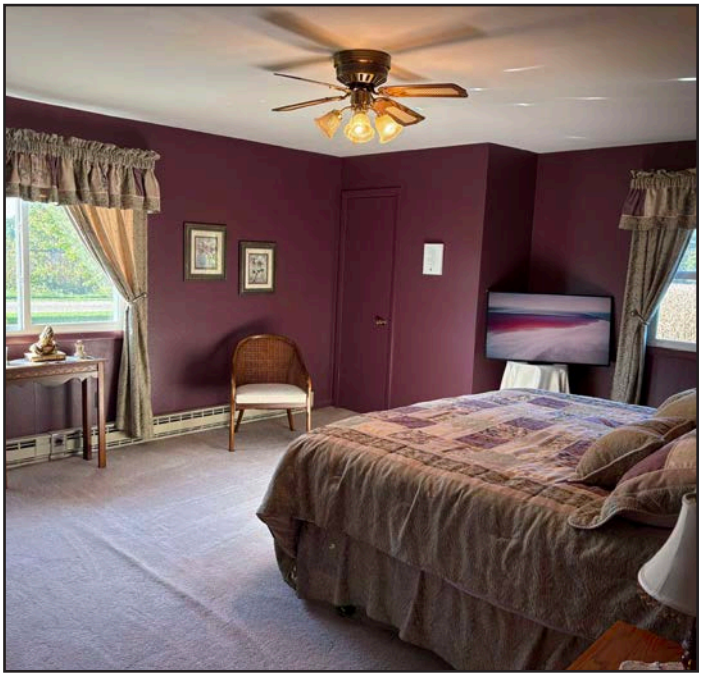
PROPERTY PHOTOS

2.00 Acres, m/l, Jones County, IA

Dining Room



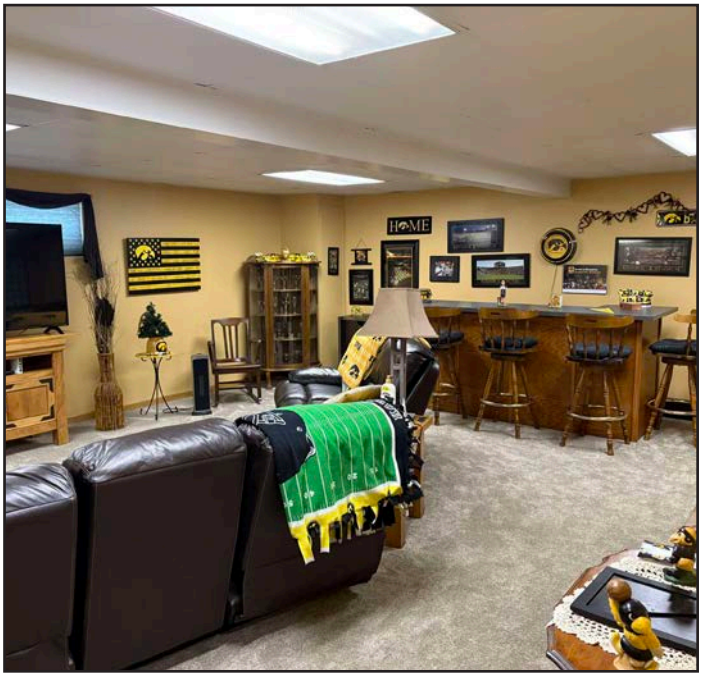
Bedroom



Bathroom



Family Room



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PROPERTY PHOTOS

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Steel Utility Building (48' x 48')



Steel Utility Buildings (64' x 42' & 63' x 24')



Steel Utility Building (72' x 48')



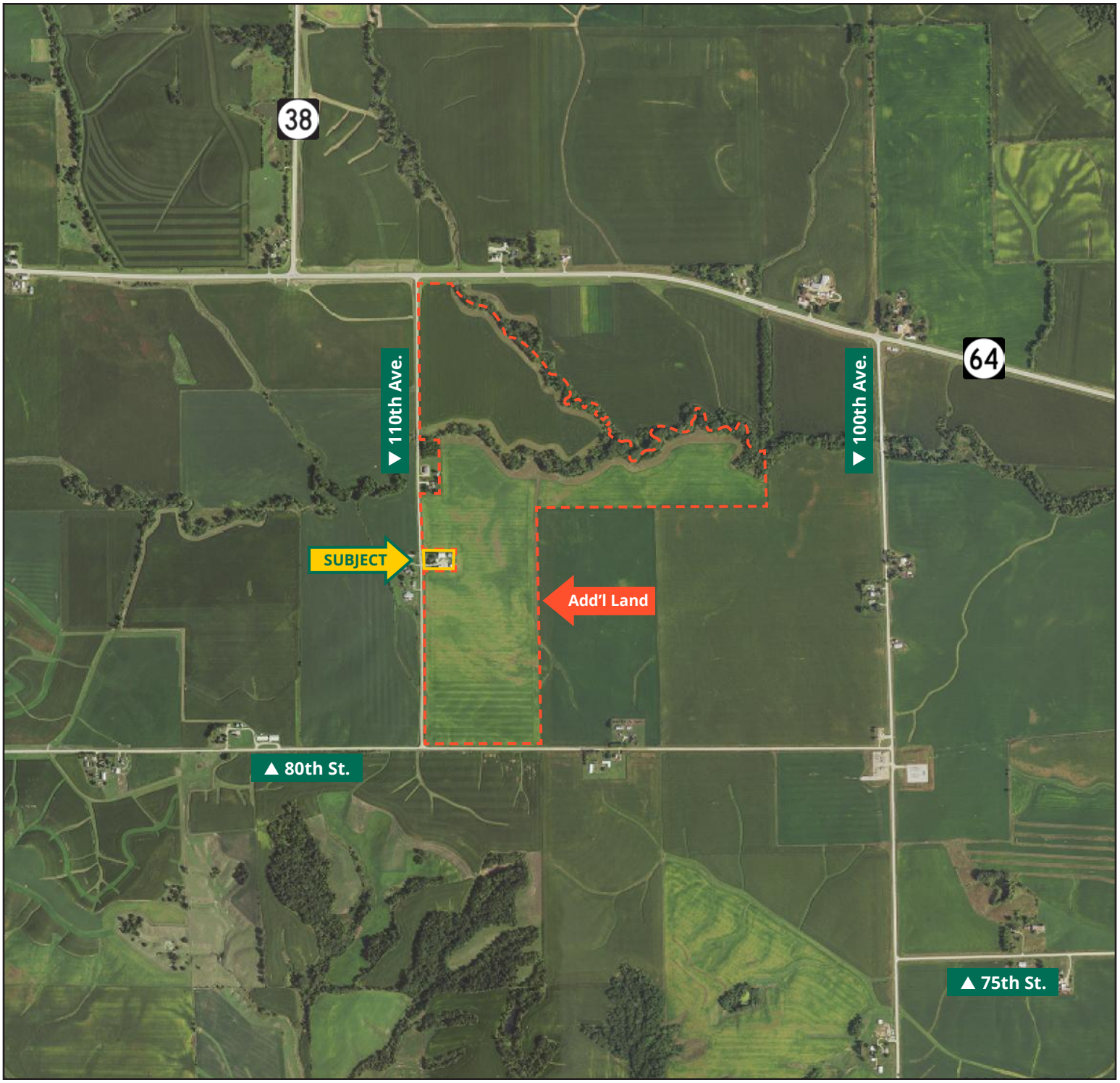
Grain Bins



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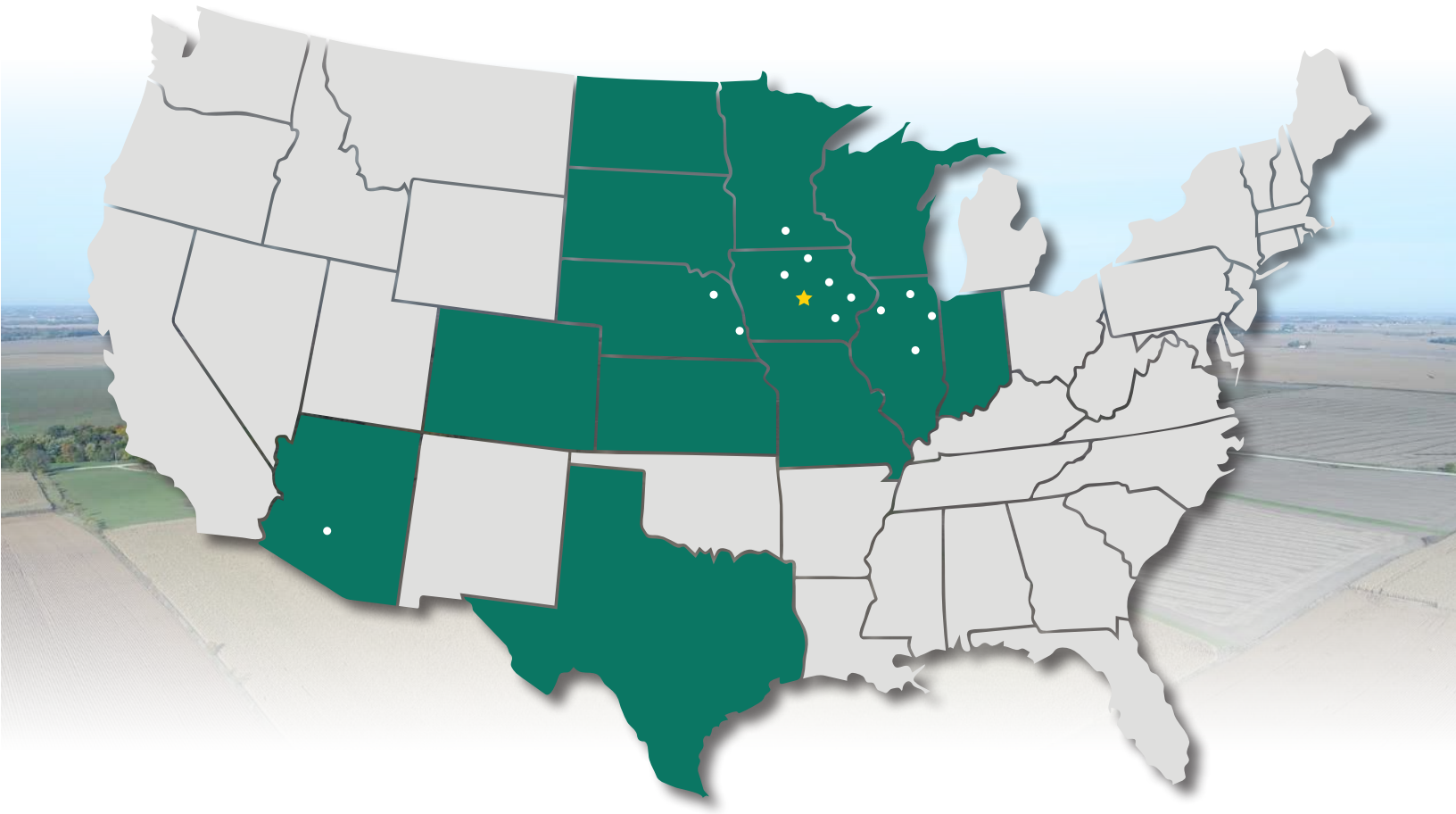
ADDITIONAL LAND

Aerial Photo



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