Hertz Real Estate Services

LAND FOR SALE

Beautiful Building Site Northwest of Adel



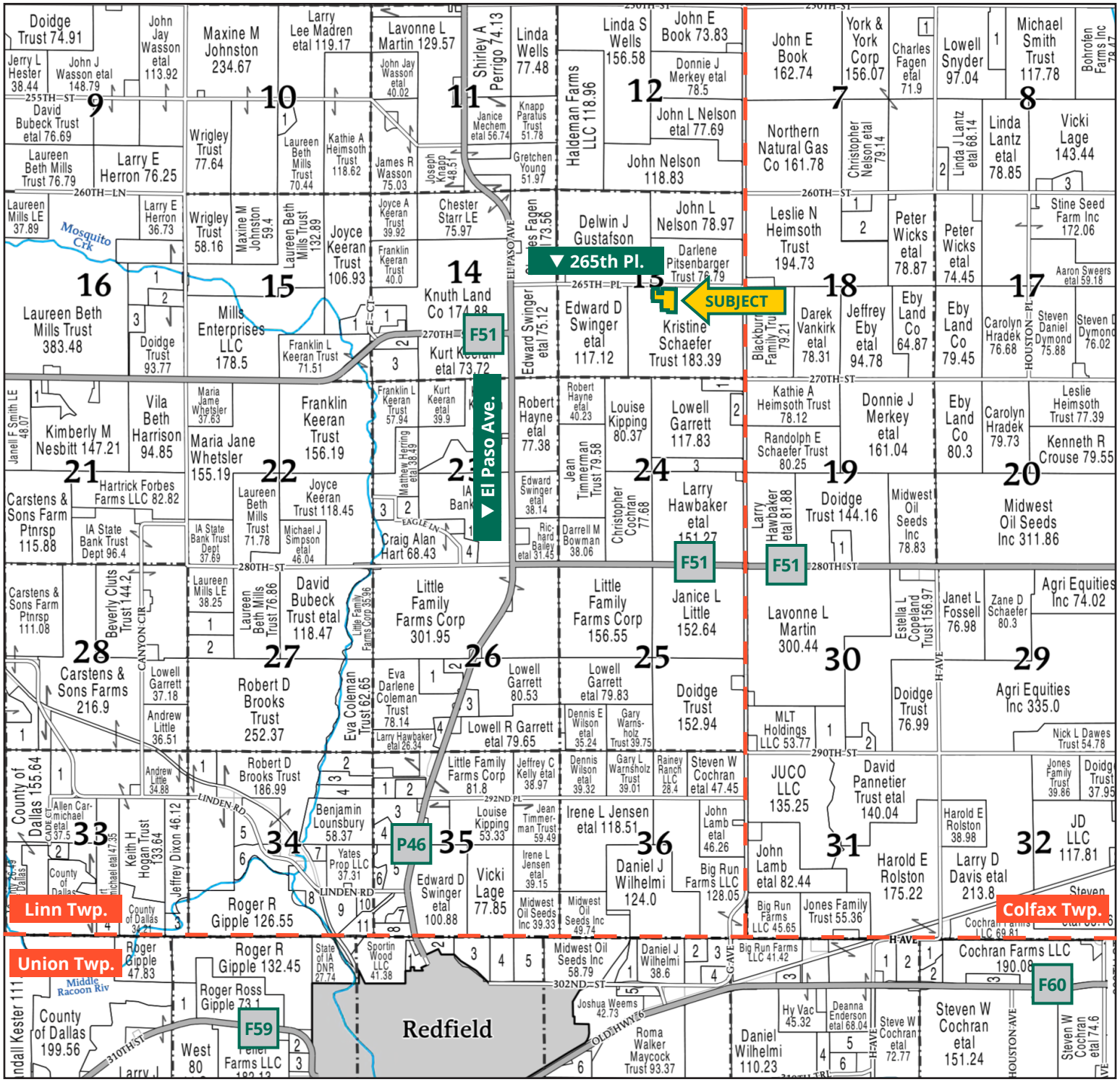
515.382.1500 | 415 S. 11th St., PO Box 500
Nevada, IA 50201-0500 | **www.Hertz.ag**

MATT VEGTER, ALC
Licensed Salesperson in IA
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8.35 Acres, m/l
Dallas County, IA

PLAT MAP

Linn Township, Dallas County, IA

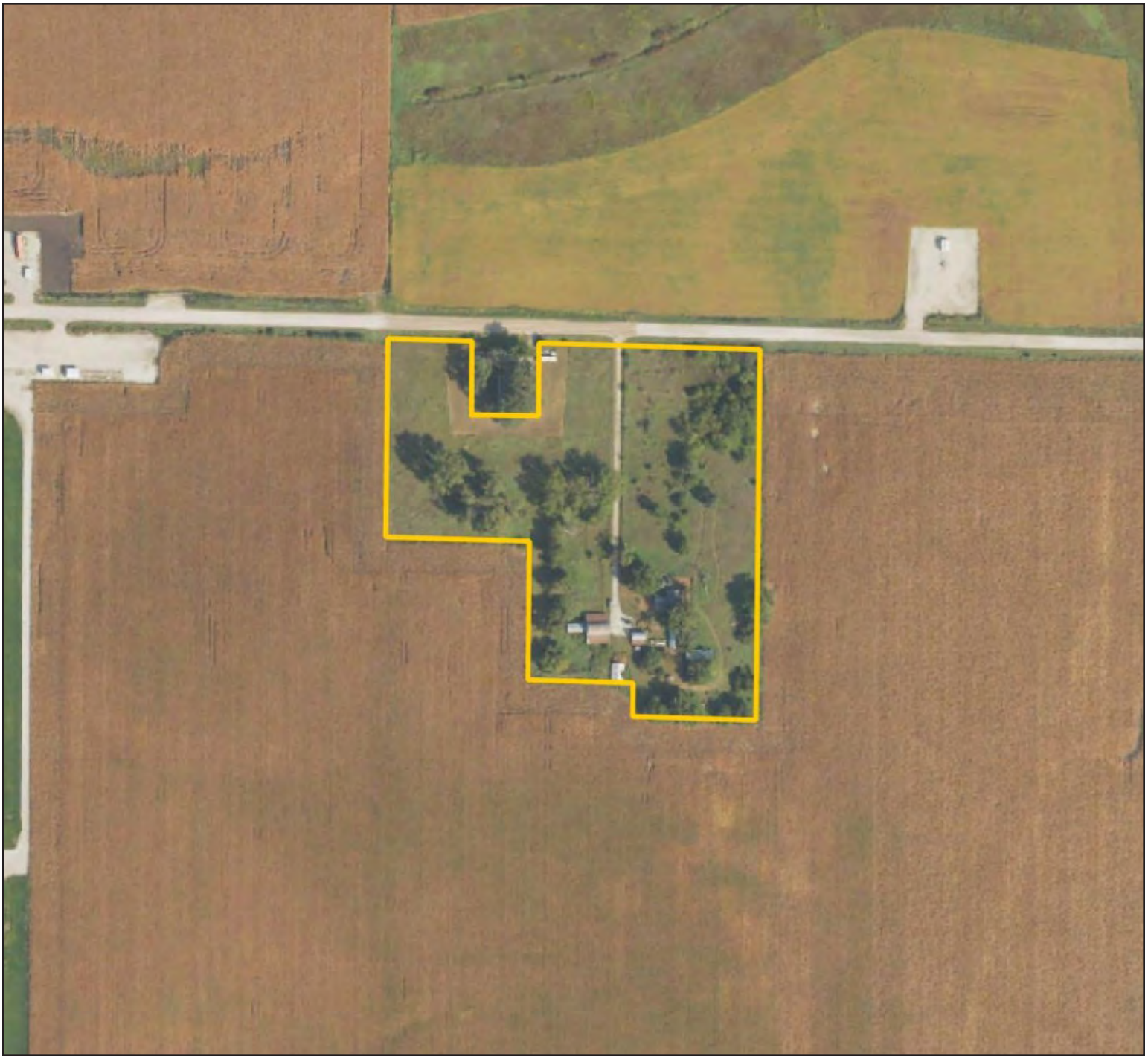


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AERIAL PHOTO

8.35 Acres, m/l, Dallas County, IA



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PROPERTY INFORMATION

8.35 Acres, m/l, Dallas County, IA

Location
From Redfield: North on El Paso Ave. for 5 miles. Turn east on 265th Pl. In ½ mile the property will be on the south side of the road.

Simple Legal
Part of NW¼ SE¼ of Section 13, Township 79 North, Range 29 West of 5th P.M., Dallas Co., IA. *Final abstract/title documents to govern legal description.*

Address
15458 265th Pl.
Adel, IA 50003

Price & Terms
- $235,000
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
As negotiated.

Real Estate Tax
Taxes Payable 2026 - 2027: $1,152.00
Net Taxable Acres: 8.35

Buildings/Improvements
- 2-story home with 3 bedrooms, 1 bath, and 1,239 sq. ft. Built in 1900. Detached garage.
- There are various livestock and storage sheds on the property. Contact agent for details.

Water & Well Information
Well located on the acreage site and property is serviced by Xenia Rural Water.

Septic System
There is a septic system and leach field on the property. Seller is an estate and intends to sell the property "as-is".

Comments
Beautiful building site in west central Dallas County. The house on the acreage site is in very poor condition and currently uninhabitable. House will be sold "as-is".



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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Northwest looking Southeast



West looking East



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North Side of House



Looking North Down Driveway



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Kitchen



Living Room



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Master Bedroom



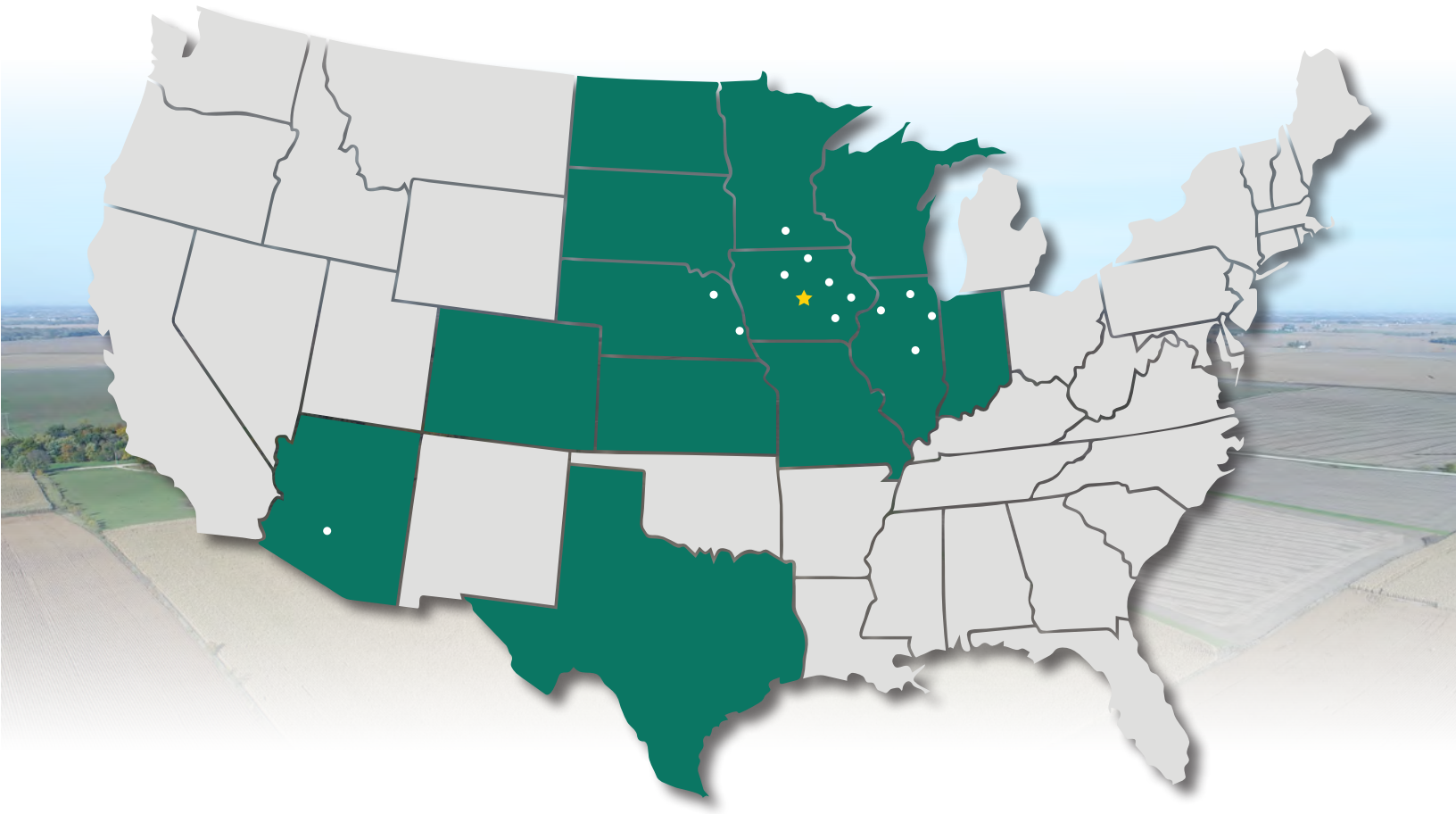
Bathroom



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