Hertz Real Estate Services

# LAND FOR SALE

## 9.17-Acre Acreage Along a Hard-Surfaced Road Near Grafton, IA








**641.423.9531** | 2800 4th St. SW, Ste. 7
Mason City, IA 50401 | **www.Hertz.ag**

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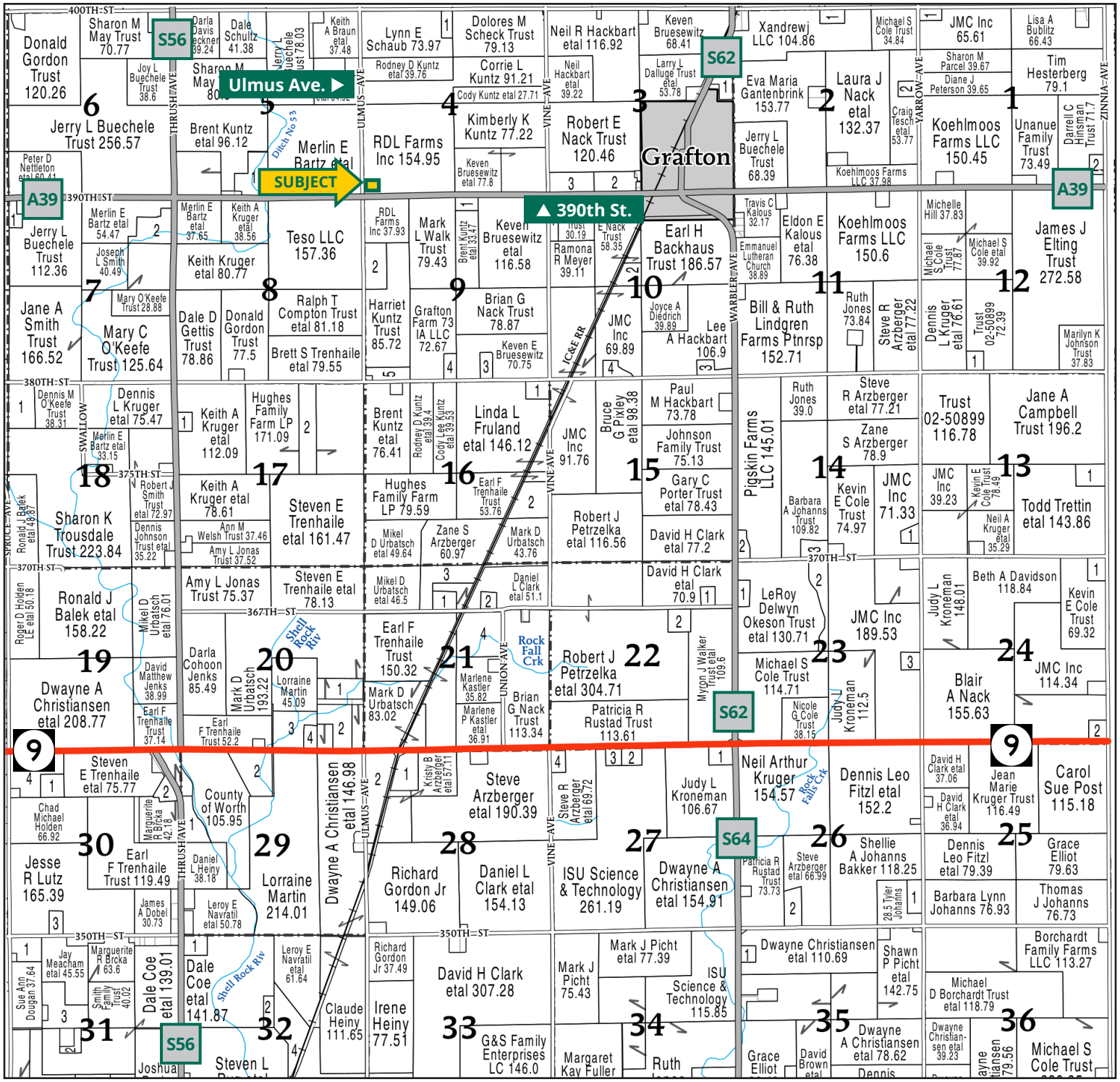
**9.17 Acres, m/l**
**Worth County, IA**

# PLAT MAP

**Union Township,** Worth County, IA

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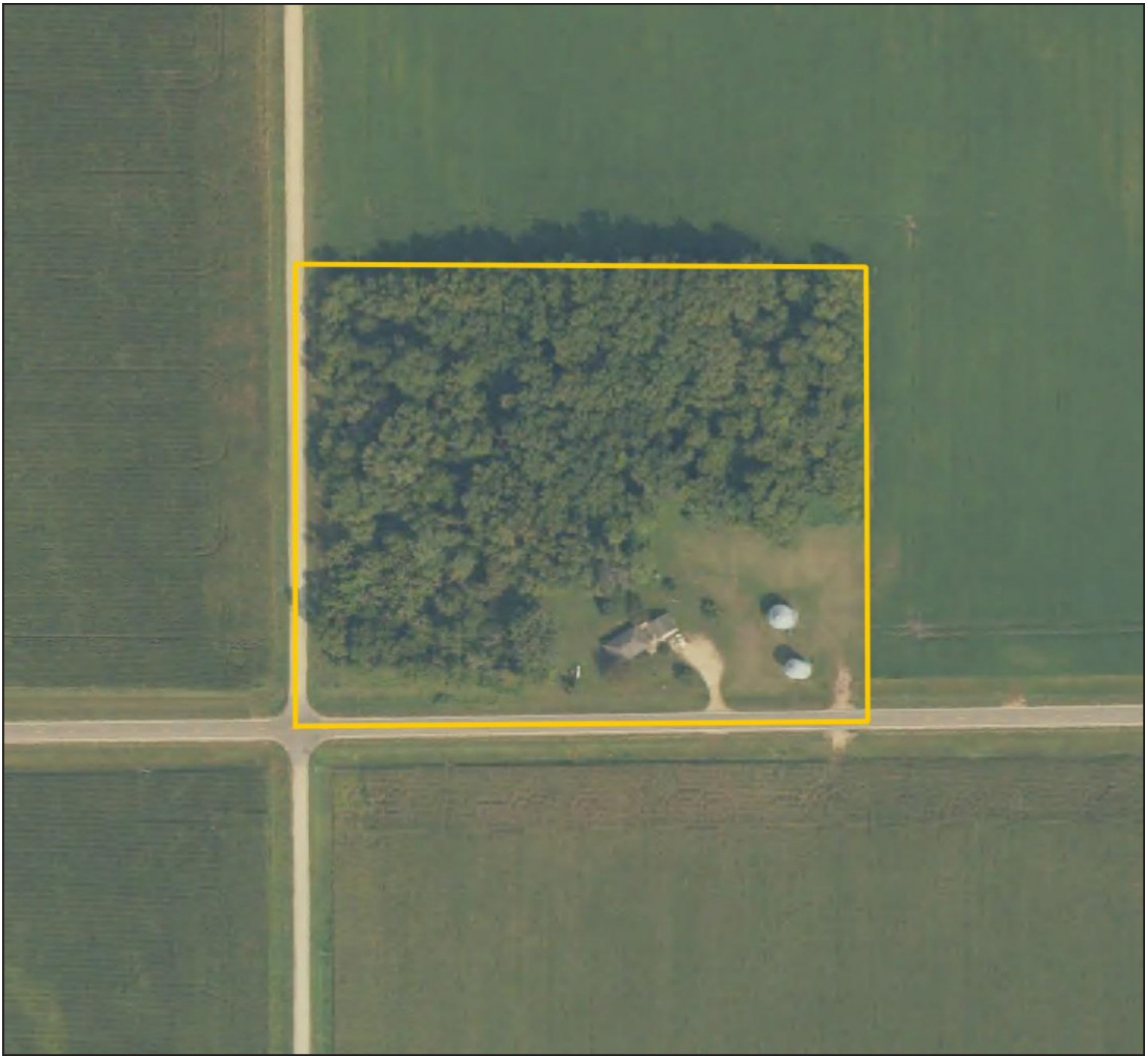
# AERIAL PHOTO

**9.17 Acres, m/l,** Worth County, IA

**2110 390th St. Grafton, IA 50440**





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# PROPERTY INFORMATION

**9.17 Acres, m/l,** Worth County, IA

### Location
From Grafton: Go 1.6 miles west on 390th St. / Co. Rd. A39. Property is located on the north side of the road.

### Simple Legal
Parcel "A" being part of the SW¼ of Section 4, Township 98 North, Range 19 West of the 5th P.M., Worth Co., IA. *Final abstract/title documents to govern legal description.*

### Address
2110 390th St.
Grafton, IA 50440

### Price & Terms
- $195,000
- 10% down upon acceptance of offer, balance due in cash at closing.

### Possession
As negotiated, based on terms of existing lease.

### Real Estate Tax
Taxes Payable 2026 - 2027: $1,819.00*
Gross Surveyed Acres: 9.17
Net Taxable Acres: 8.04
**Taxes estimated due to recent survey and pending tax parcel split. Worth County Treasurer/Assessor will determine final tax figures.*

### Lease Status
Acreage is currently leased on a month-to-month basis and may be terminated with a 30 days' written notice. The grain bins are currently in use and will be emptied on or before August 1, 2027. Contact agent for details.

### Land Description
Level to gently sloping.

### Drainage
Natural.

### Dwelling
This is a 1960 ranch-style home offering 3 bedrooms, 1 bathroom, and 1,288 square feet of living space, plus a two-stall detached garage, unfinished basement, and a concrete patio.

### Buildings/Improvements
- 30' x 45' machine shed (1950)
- 24' x 24 grain bin (1978) with 1 HP 14" Axial fan
- 30' x 18' drying bin (1991) with 20 HP Centrifugal fan with heat, stirator and staircase
- (1) 1,000 gallon LP tank for dwelling
- (1) 1,000 gallon LP tank for grain bins

### Water & Well Information
Well number 2194777 is located approximately 50 feet north of the detached garage.

### Septic System
The septic system is up to date and is located west of the house.

### Comments
Beautiful country home with a concrete patio, a machine shed for extra storage, two grain bins, an established windbreak, an updated septic system, and a completed property survey.



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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# PROPERTY PHOTOS

**9.17 Acres, m/l,** Worth County, IA

Southwest Corner looking Northeast



View of Grain Bins



Concrete Patio



Living Room





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Kitchen



Bathroom



Bedroom 1 of 3



Bedroom 2 of 3





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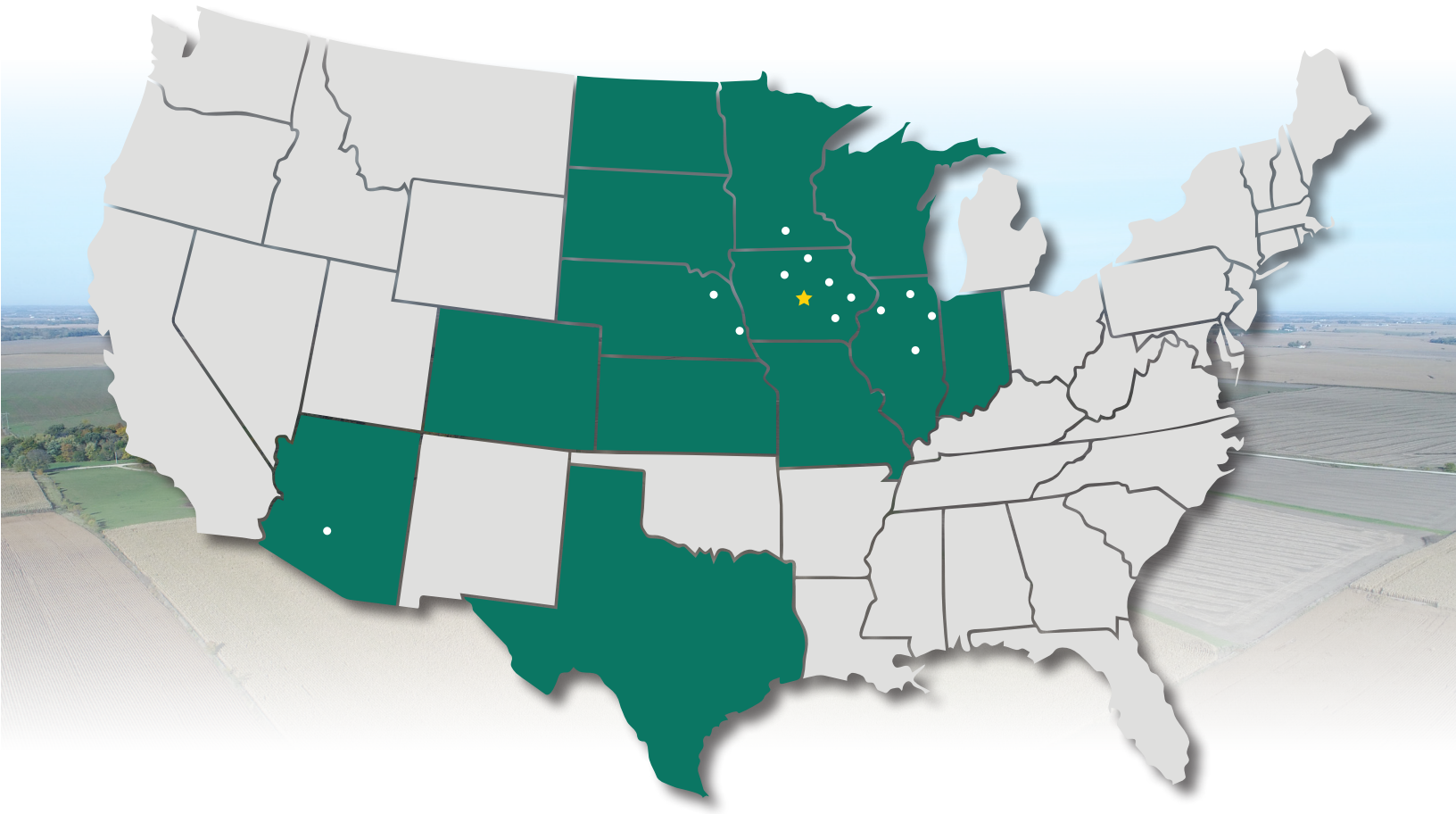

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