Hertz Real Estate Services

LAND FOR SALE

9.34 Acres m/l, Buildable Site with Stocked Pond Near Parkersburg, IA



319.234.1949 | 6314 Chancellor Dr., PO Box 1105
Cedar Falls, IA 50613-1105 | **www.Hertz.ag**

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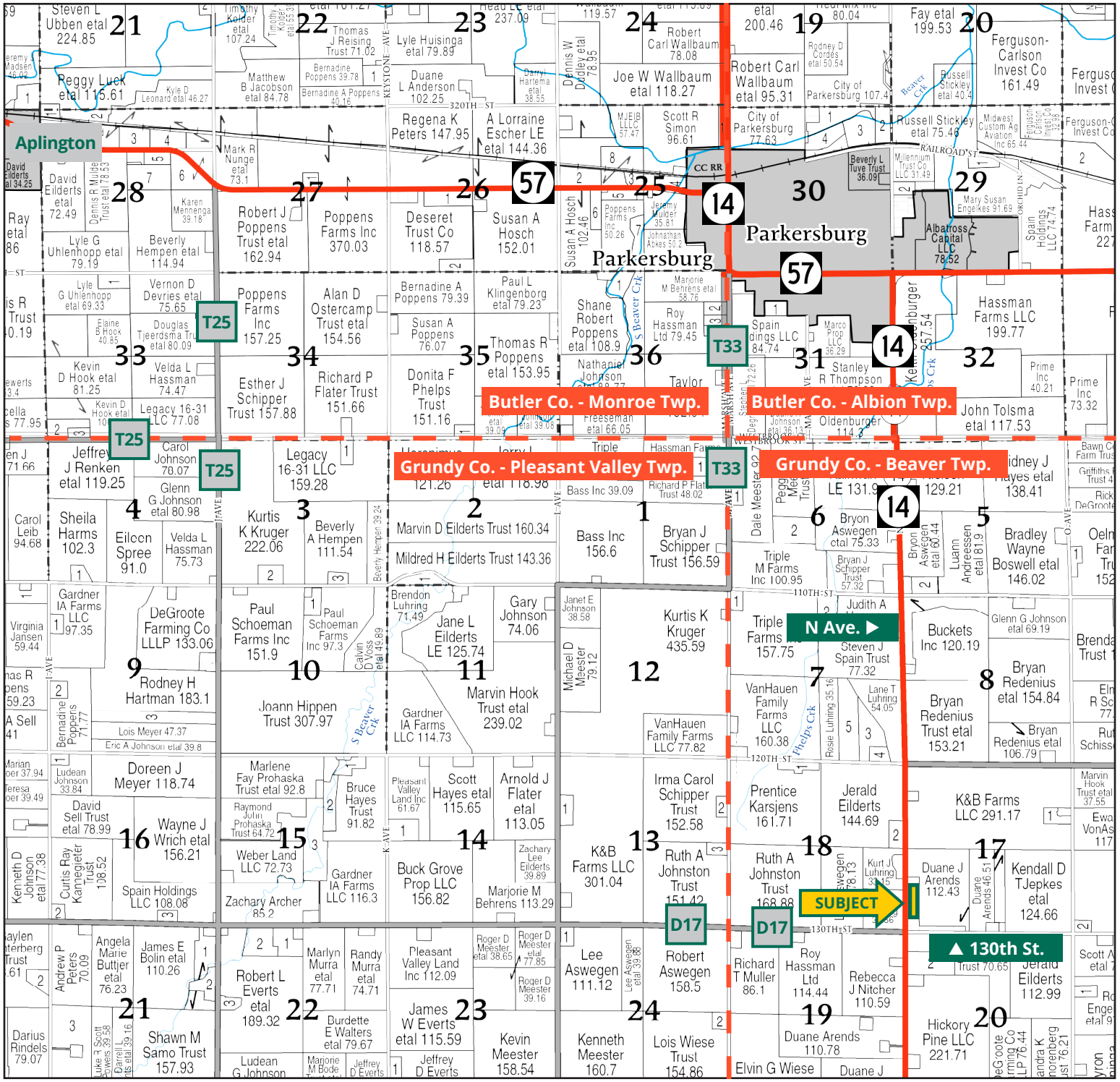
9.34 Acres, m/l
Grundy County, IA

PLAT MAP

Beaver Township, Grundy County, IA



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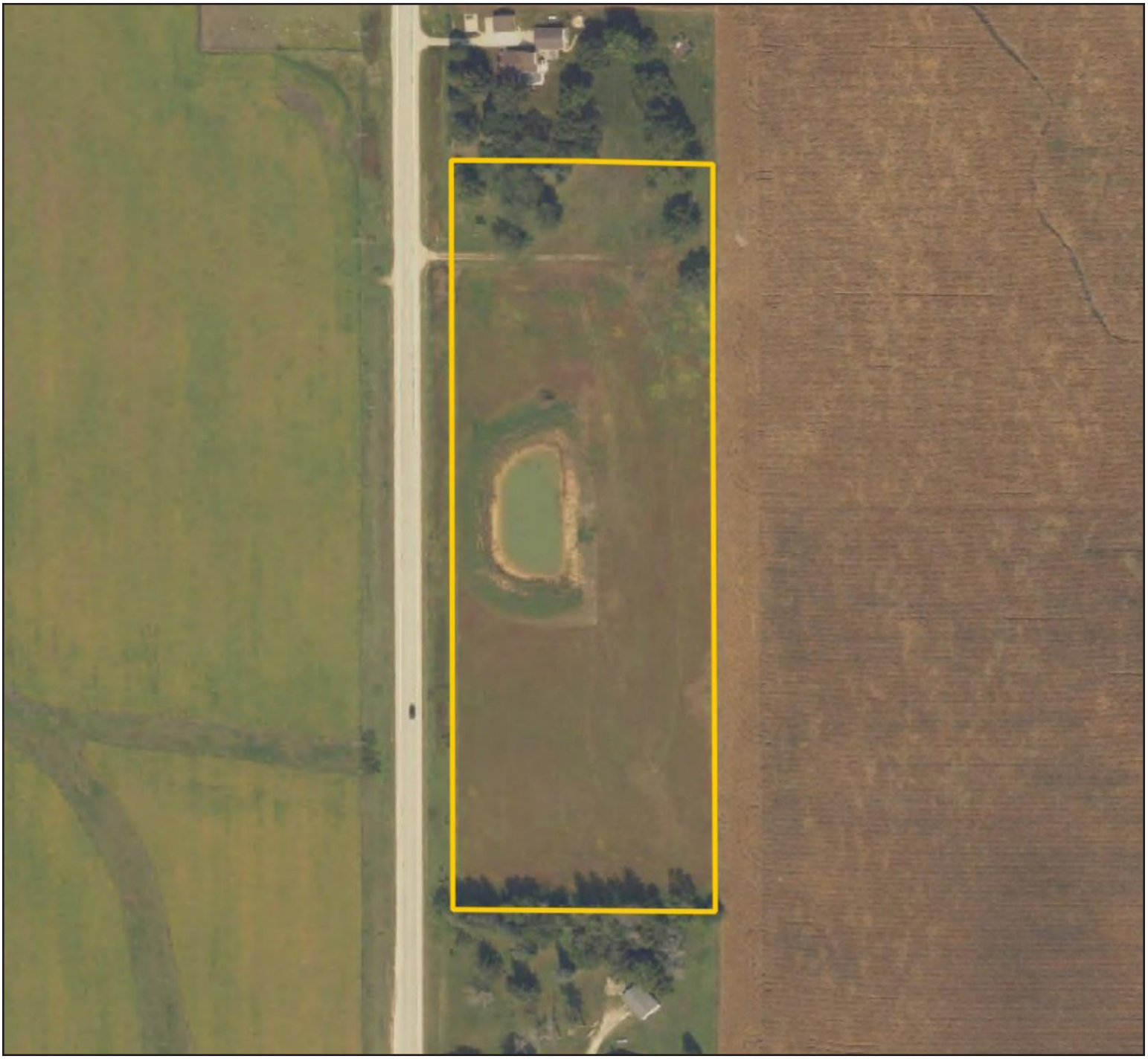
AERIAL PHOTO

9.34 Acres, m/l, Grundy County, IA

12726 N Ave. Parkersburg, IA 50665



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PROPERTY INFORMATION

9.34 Acres, m/l, Grundy County, IA

Location
From Parkersburg: Go south on Hwy 14 / N Ave. for 4½ miles. Property is located on the east side of the road.

Simple Legal
Beginning 462' north of southwest corner Section 17, east 438.35', north 1287.15', west 184.35', south 207.66', west 254', south to beginning, excluding parcels 831-B and 832-B, and 833-B, all in Section 17, Township 89 North, Range 16 West of the 5th P.M., Grundy Co., IA. *Final abstract/title documents to govern legal description.*

Address
12726 N Ave.
Parkersburg, IA 50665

Price & Terms
- $249,900
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
As negotiated.

Real Estate Tax
Taxes Payable 2026 - 2027: $396.13
Net Taxable Acres: 9.34
Tax per Net Taxable Acre: $42.41

School District
Aplington-Parkersburg School

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

Land Description
Level to gently sloping.

Drainage
Natural.

Buildings/Improvements
None.

Water & Well Information
Rural water is available near the road. There is a ½-acre stocked pond on the property.

Utilities
Utilities are available near the road.

Comments
Discover the perfect blend of country living on this beautiful 9.34-acre, m/l, property along Highway 14 / N Ave., just 4½ miles south of Parkersburg, IA. A scenic ½-acre stocked pond, mature trees, and open space create an inviting setting for your dream home, hobby farm, or acreage retreat. Utilities are available near the road to simplify future development, with ample room for outbuildings, livestock, or pasture. Make this versatile property your own, with room to grow.



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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Southeast looking Northwest



Southwest looking Northeast



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Northeast looking Southwest



Northwest looking Southeast



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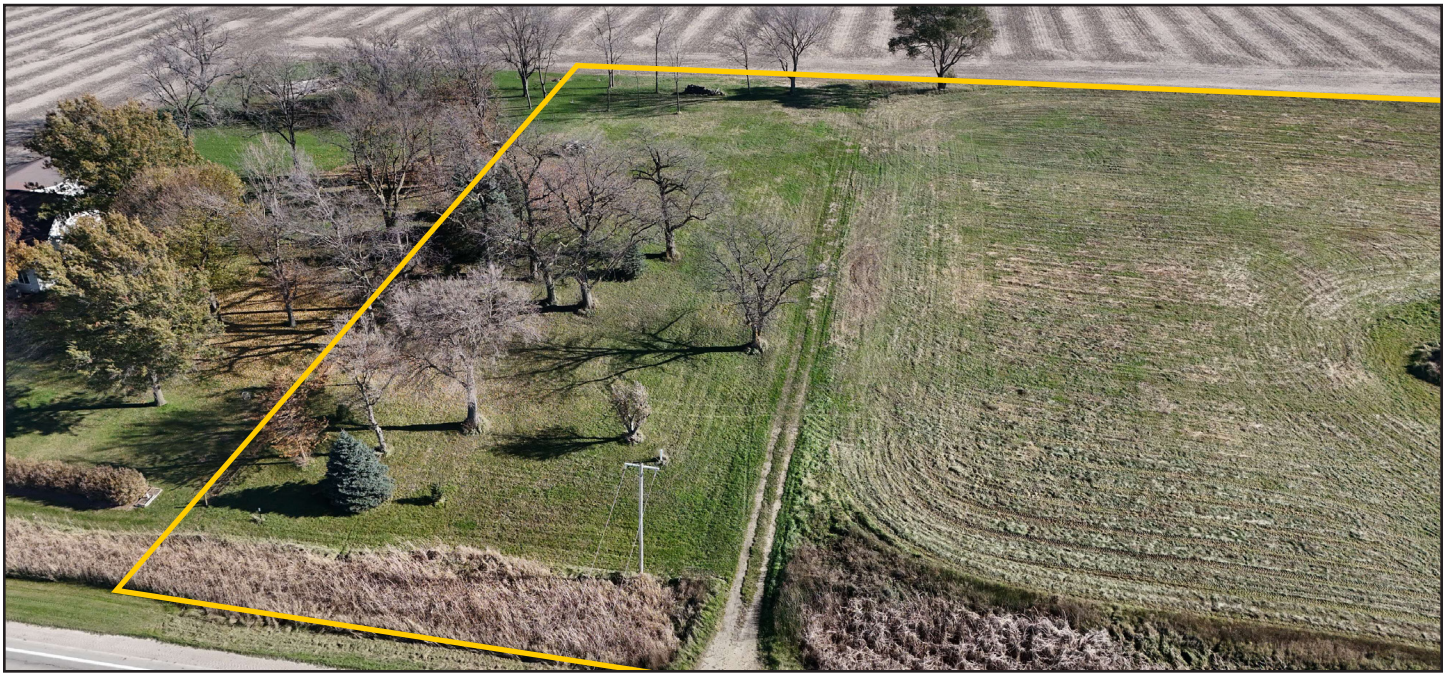
View of Old Building Site



View of Old Building Site



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PROPERTY PHOTOS

9.34 Acres, m/l, Grundy County, IA

½-Acre Stocked Pond



Established Trees



Utilities Hook-Up



Rural Water Access



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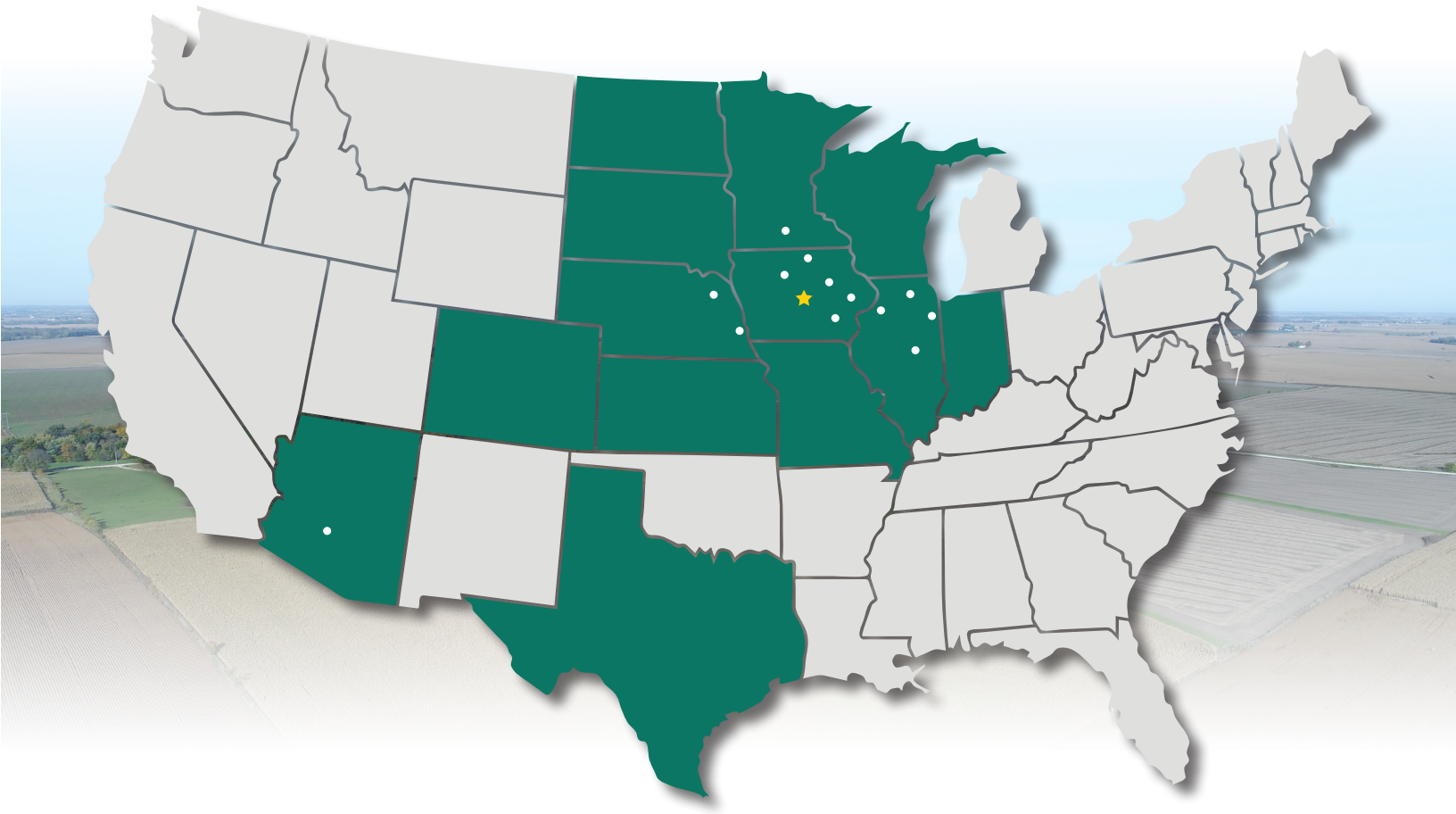
MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions

Professional Buyer Representation

Certified Farm Appraisals

Professional Farm Management

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