

Acresage For Sale

ACREAGE:

2.0 Acres, m/l

LOCATION:

Buchanan County, IA

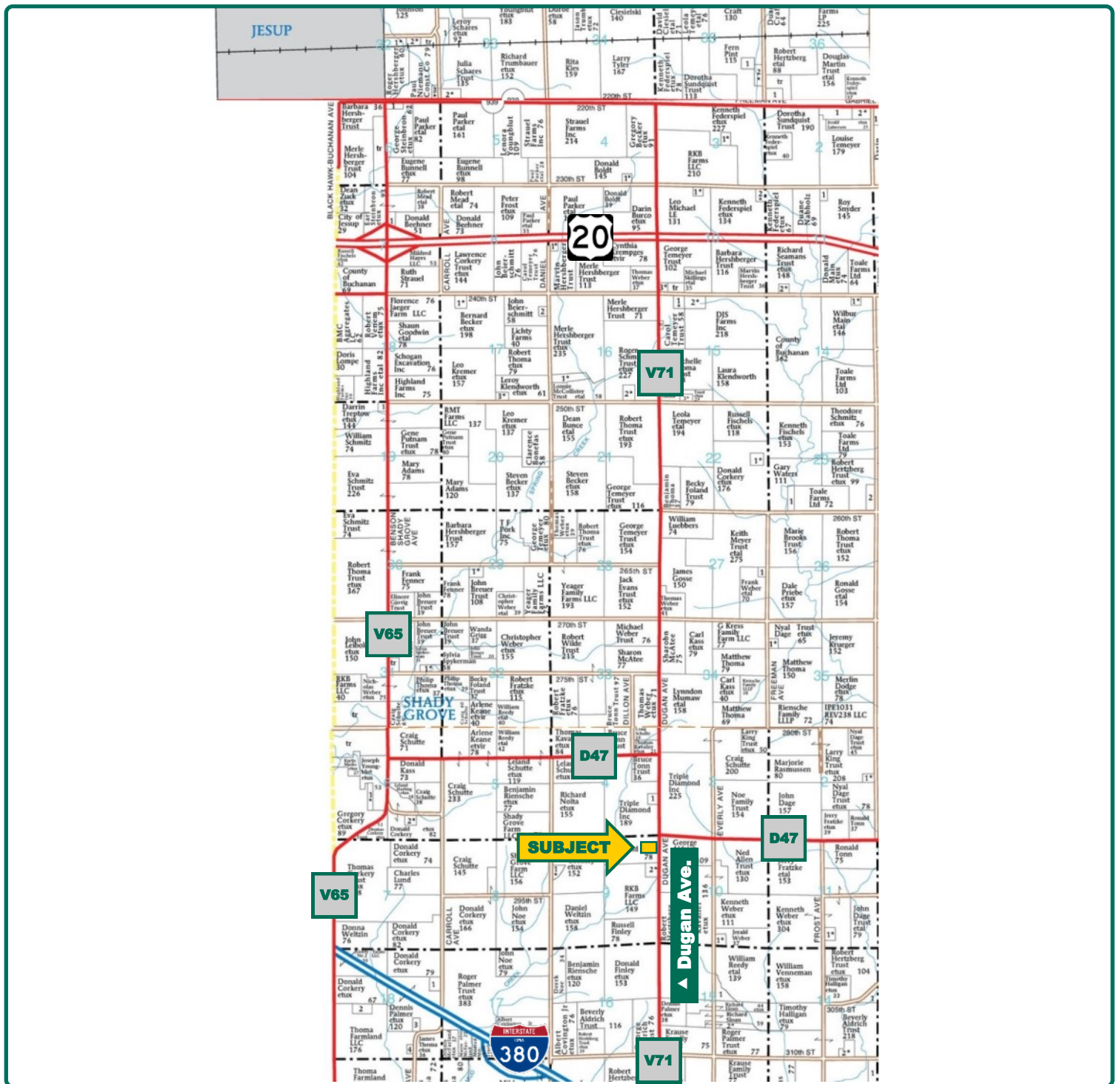


Property Key Features

- **Jesup School District**
- **Approximately 2 1/4 miles off I-380 / 6 miles South of Highway 20**
- **Well-Maintained and Updated Home on Mature Lot**

Cal Wilson
Licensed Salesperson - IA
CalW@Hertz.ag

319.234.1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag



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Total Acres:	2
Bedrooms:	4
Bathrooms:	1
Finished Sq. Ft.	1,640
Address:	
	2913 Dugan Ave.
	Brandon, IA 52210

Property Information

2 Acres, m/l

Location

Between Jesup and Brandon on County Rd. V71. (Dugan Ave.)

From I-380 - Take the Jesup exit north on V65. Follow Hertz signs, in approximately 1 3/4 miles turn east on County Rd. D47. In approx. 2 1/2 miles turn south on County Rd. V71. Property will be on west side of the road in approx. 1 mile.

From Hwy. 20 - Go south on County Rd. V71 approximately 6 miles. Property will be on the west side of the road.

School District

Jesup Community Schools

Legal Description

Parcel C: Part of the NE 1/4 of the NE 1/4 of Section 9, Township 87 North, Range 10 West of the 5th P.M., Buchanan County, IA. Commencing at the NE corner of Sec. 9, thence S0°50'11"E along the east line of the NE 1/4 of said Sec. 9 a distance of 627.04 ft. to the POB; thence continuing S0°50'11"E along said east line, 264.28 ft.; thence S86°32'15"W, 330.35 ft.; thence N0°50'11"W, 264.28 ft.; thence N86°32'15"E, 330.35 ft. to the POB.

Price & Terms

- \$214,500

Survey

Property has been surveyed. Survey available upon request.

Possession

Negotiable

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,323
Net Taxable Acres: 2.0

Water & Well Information

Drilled well. Well water tested safe for human consumption.

Septic Information

Entire new septic system Fall of 2018.

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Dwelling

2-Story frame house built in 1926 with 1,640 sq. ft. of living area.

2nd Floor Level

- 4 Bedrooms w/Closets / Master Bedroom with Walk Out Area
- 1 Full Bath
- 1 Hallway Linen Closet

Main Level

- Den
- Living Room
- Dining Room
- Kitchen / Appliances Included
- Laundry Room / Sink, Washer and Dryer Included

Other Amenities

- Enclosed Porch
- Central Air
- Updated Plumbing and Wiring
- New Carpet
- Hardwood Floors

- High-Efficiency Gas Furnace
- Full, Unfinished Basement
- 30' x 22' - 3-Stall Detached Garage built in 1930.
- Large open front porch.

Comments

- LP Tank rented.
- This home has many recent updates and is available today.
- This property has been in the same family for many years.

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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Open Front Porch



Side View of Home



Back View of Home



30' x 22' 3-Stall Garage



Main Level Living Room



Main Level Den



Main Level



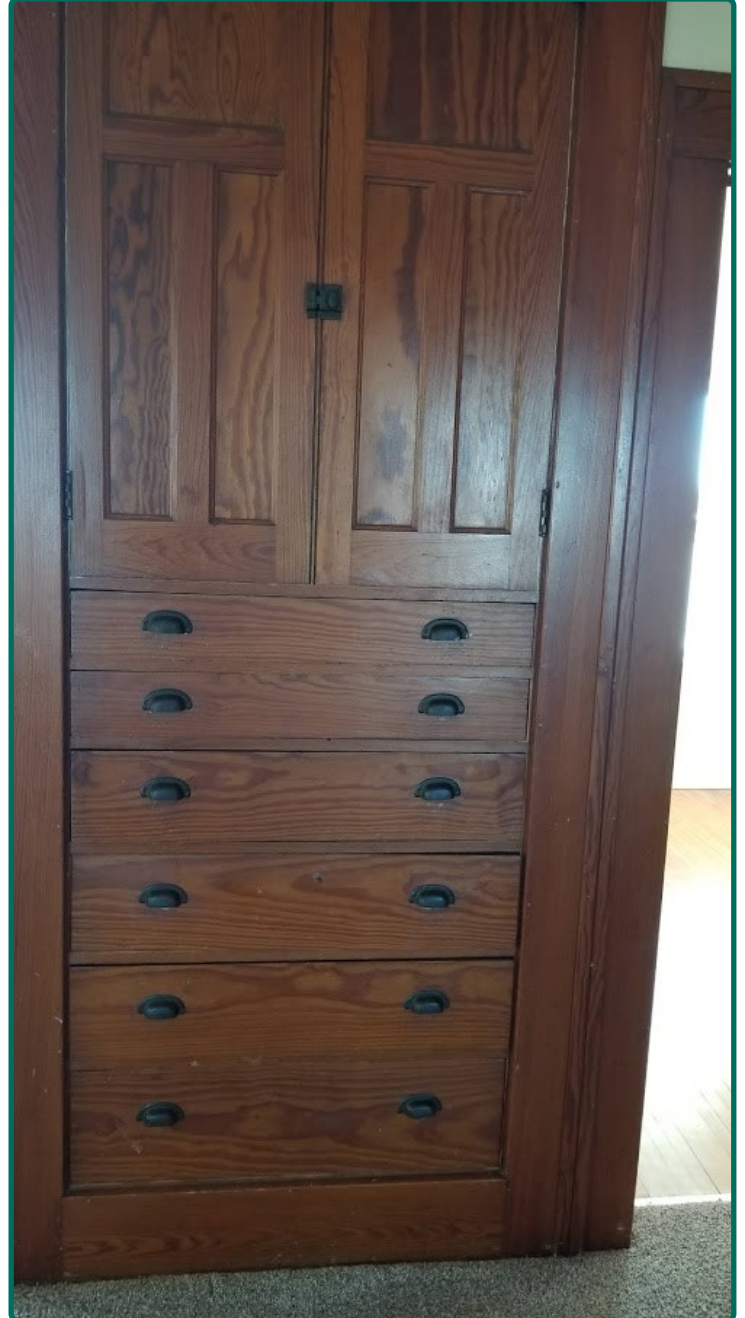
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Main Level Kitchen



Hallway Linen Closet



Main Level Laundry



2nd Level Bathroom



2nd Level Bathroom



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