

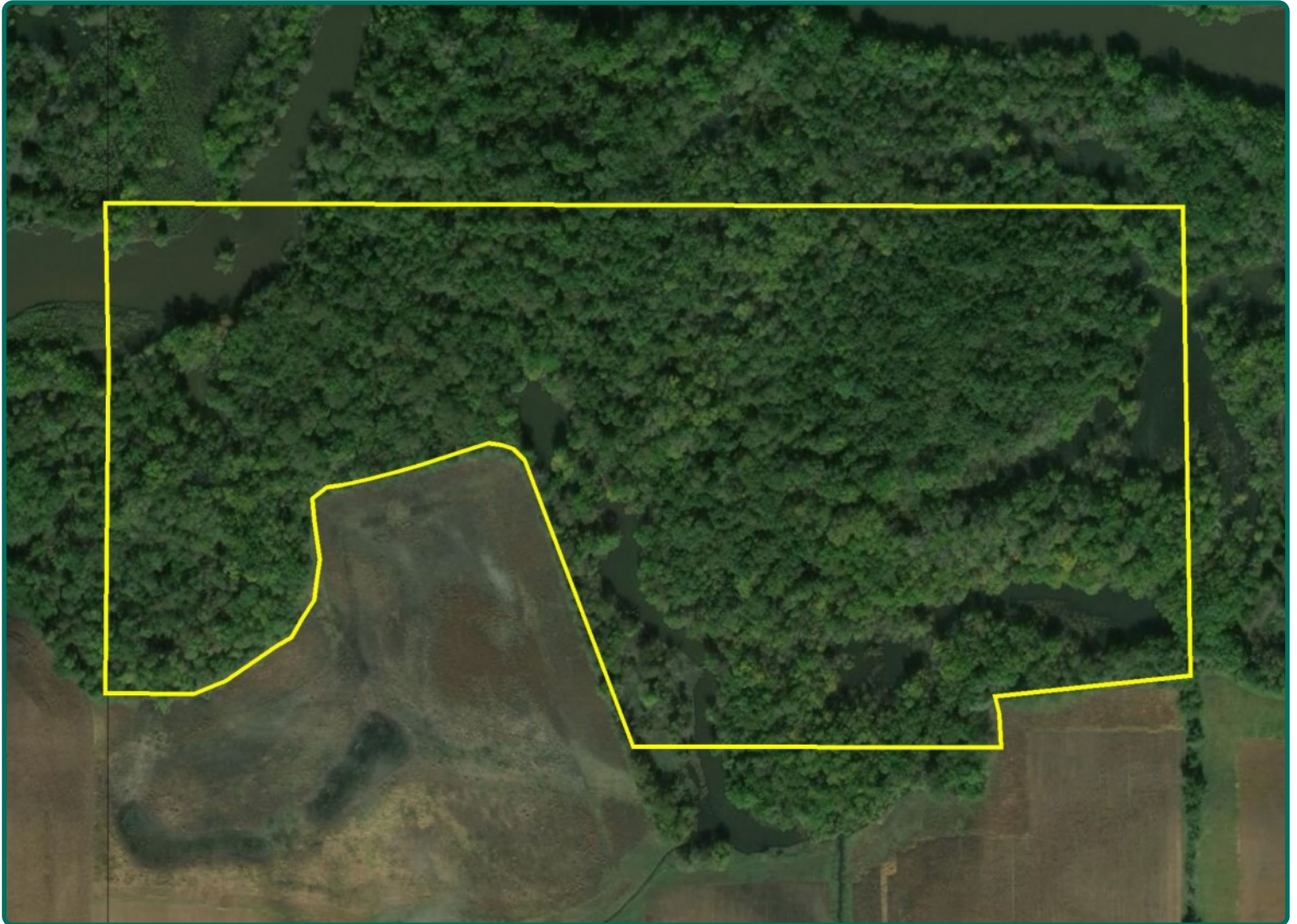
Land For Sale

ACREAGE:

65.22 Acres, m/l

LOCATION:

Butler County, IA

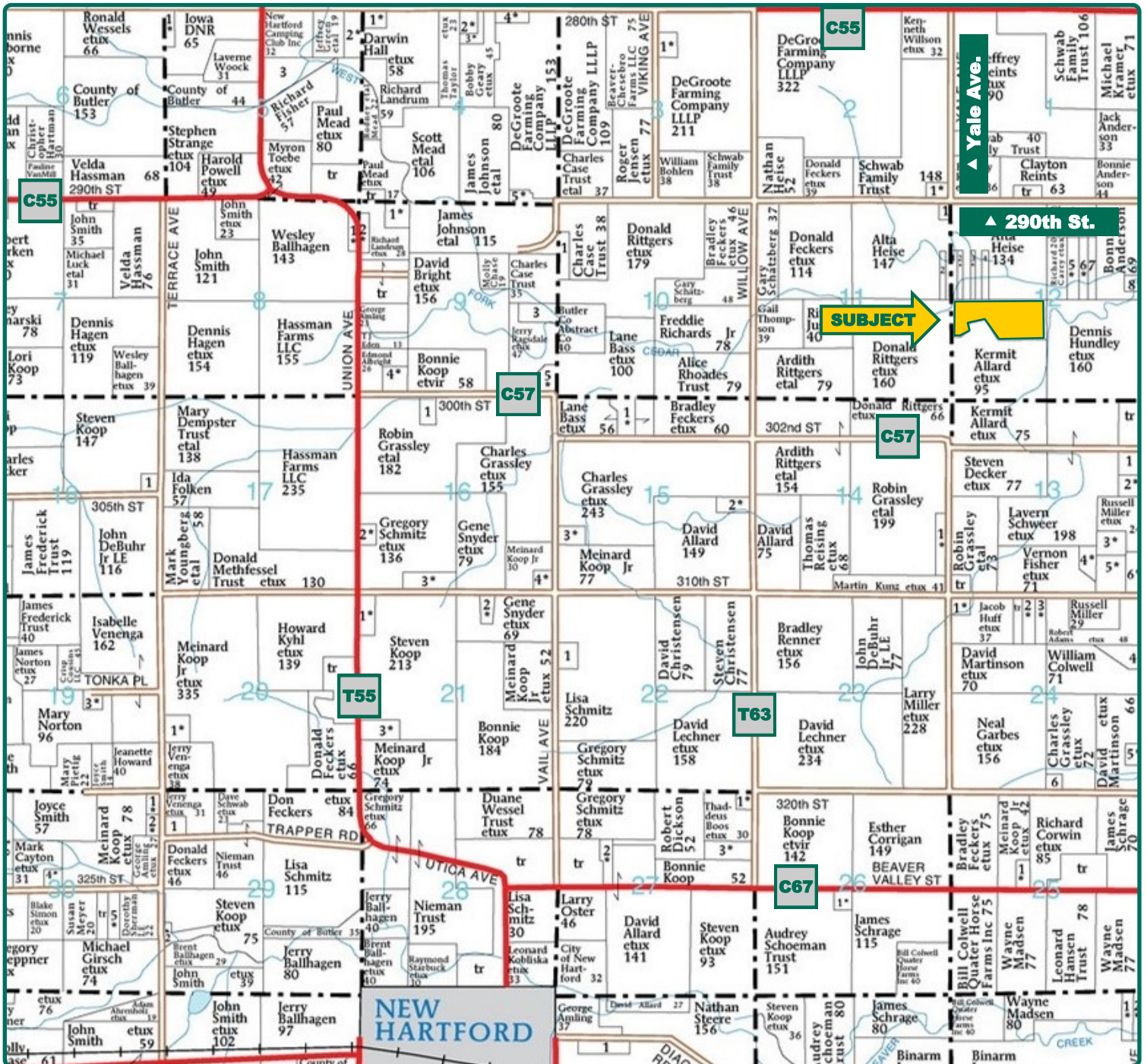


Property Key Features

- Short Drive From the Waterloo/Cedar Falls Area
- Documented Timber Management Plan
- Enhanced Deer, Turkey and Waterfowl Hunting Potential

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Total Acres:	65.22
Crop Acres:	N/A
Corn Base Acres:	N/A
Bean Base Acres:	N/A
Soil Productivity:	N/A

Property Information

65.22 Acres, m/l

Location

Approximately 3 1/4 miles northeast of New Hartford. Beaver Township.

Legal Description

North One-half of Southwest Quarter (N 1/2 SW 1/4) of Section Twelve (12) Township Ninety (90) North, Range Fifteen (15) West of the 5th P.M., except portions of Parcel 1612300043.

Price & Terms

Price Reduced!

- \$200,000 \$182,616
- \$3,066.54/acre \$2,800.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable with accepted offer.

Real Estate Tax

All in Forest Reserve.

CRP Contracts

None

Easement

Access easement: twelve (12) feet in width upon the defined farm lane commencing at the Southeast Quarter (SE 1/4) corner of the Northwest Quarter (NW 1/4) of Section 13, Township 90 North, Range 15 West of the 5th P.M.; thence West 1,968 feet to the point of beginning, thence West twelve (12); feet thence North commencing from county road, 302 Street, North a distance of 3,960 feet.

Land Description

Mature timber.

Comments

- Short drive from the Waterloo/Cedar Falls area.
- Documented timber management plan in place since 2001 for wildlife habitat resulting in a unique combination of deer, turkey and waterfowl hunting.
- Timber management plan and terrain offer natural funnels.
- Hunting camper stays with property.
- Legal easement to property.
- West Fork River access.
- Shallow waterfowl ponds.

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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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East timber



West timber

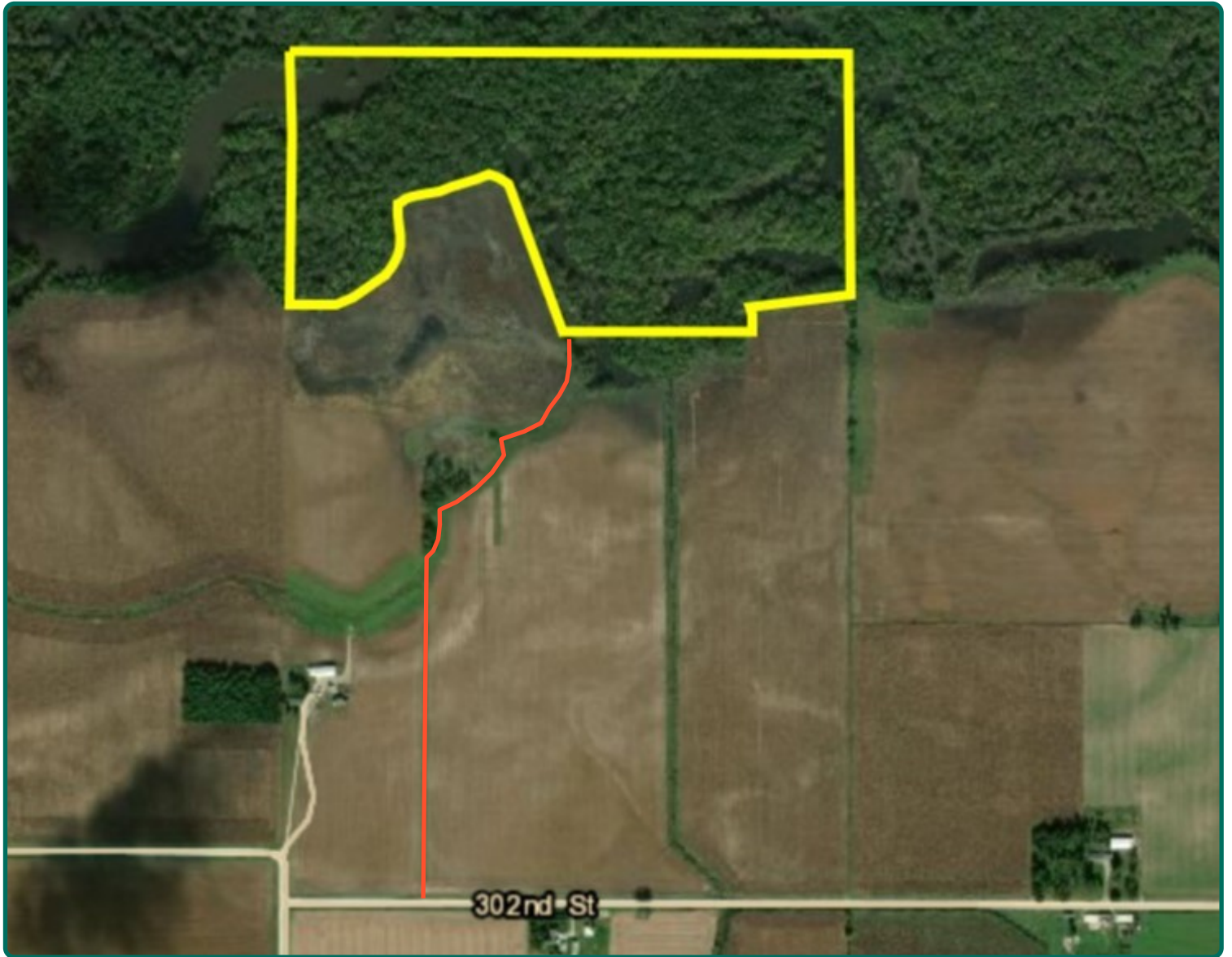


Hunting Camper stays with property



Mowed lane with orange outline is access





— Represents current access to the property.

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