

# Land For Sale

**ACREAGE:**

**45.0 Acres, m/l**

**LOCATION:**

**Delaware County, IA**



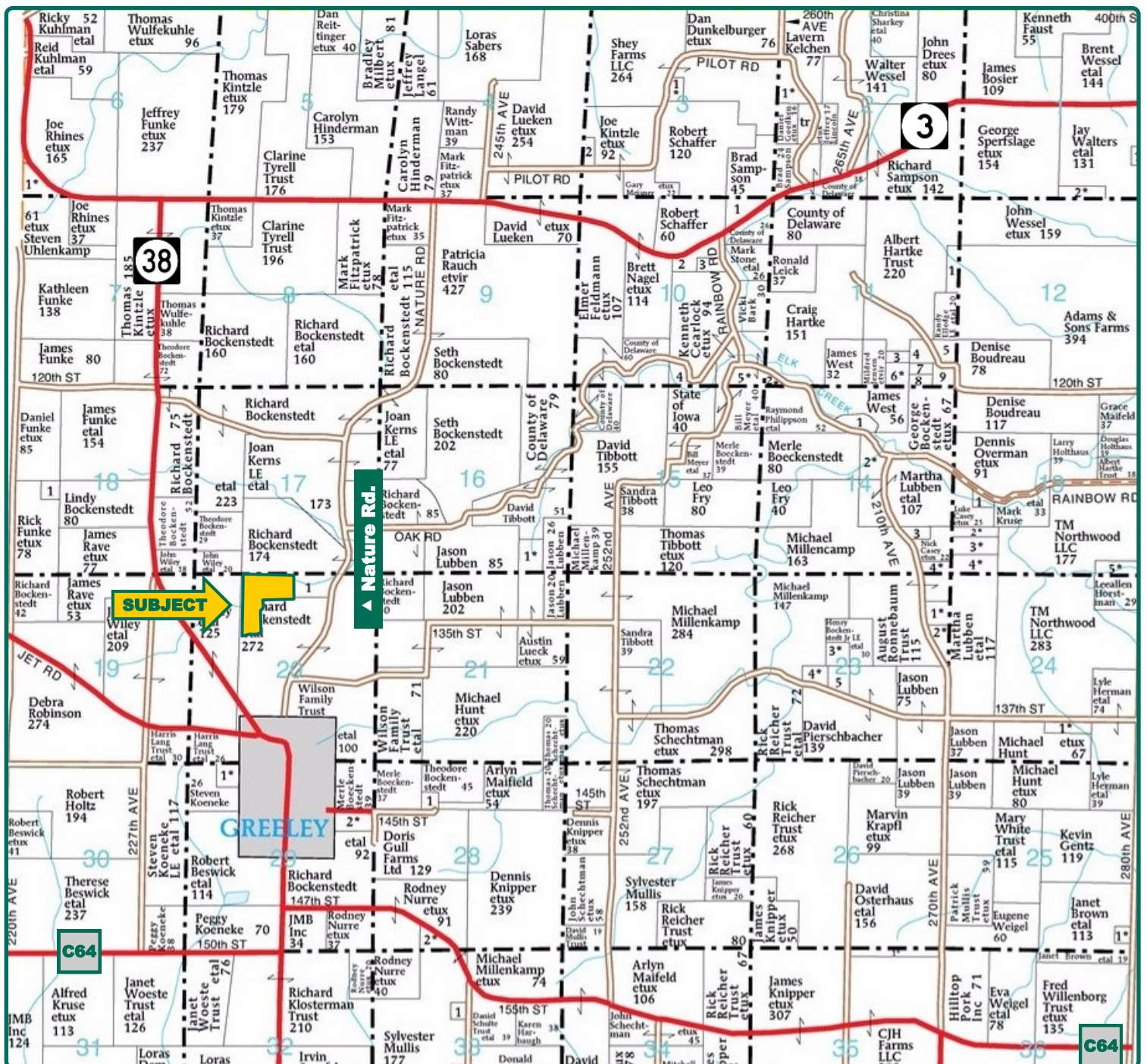
## **Property Key Features**

- **Secluded Recreational Property**
- **Diverse Timber Stands**
- **Abundance of Wildlife**

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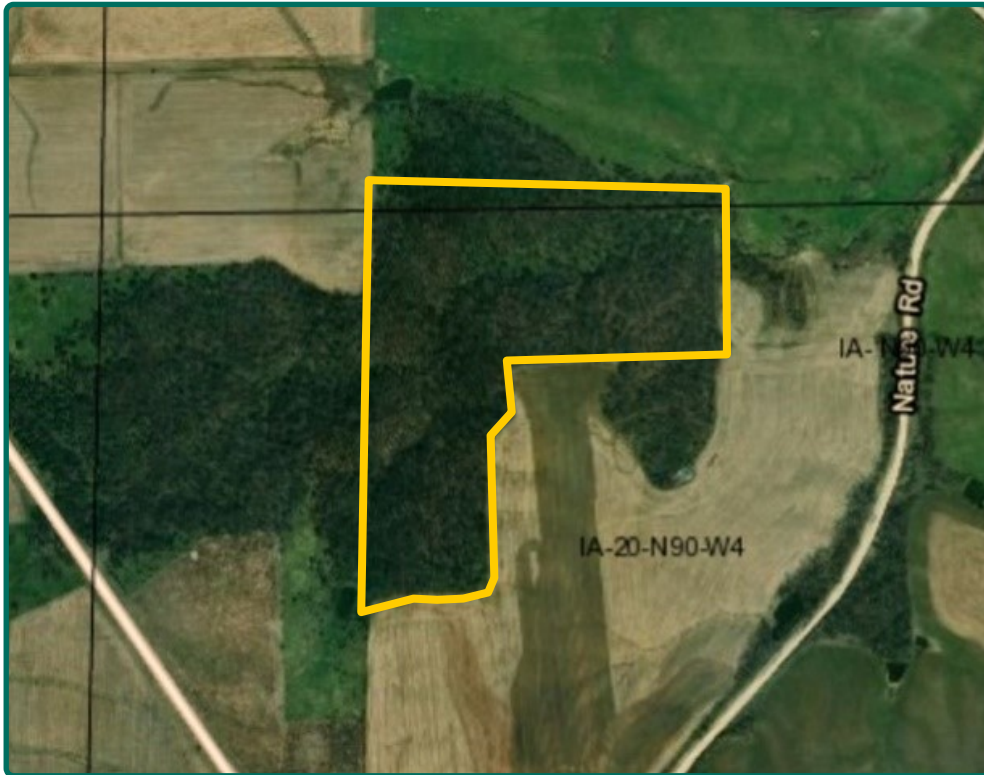


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**Total Timber Acres: 45.00**

## Property Information

**45.0 Acres, m/l**

### Location

Half mile north of Greeley, IA.

### Legal Description

Approximately 45 acre m/l in the E 1/2 of the NW 1/4 and the NW 1/4, NE 1/4 of Section 20, Township 90 North, Range 4 West of the 5th P.M., Delaware County, IA. Elk Township. Exact legal to come from survey.

### Price & Terms

- \$180,000
- \$4,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Survey

Property will be surveyed at Seller's expense. Final sale price will be adjusted up/down based on final surveyed acres.

### Possession

Negotiable

### Estimated Real Estate Tax

Taxes Payable 2018 - 2019: \$0

*\*All land is enrolled in the Forest Reserve Program. Future taxes subject to survey.*

### CRP Contracts

None

### Land Description

Diverse timber on moderately sloping land.

### Water & Well Information

No known wells.

### Buildings/Improvements

None

### Comments

Property provides excellent habitat to attract and hold a wide variety of wildlife.

*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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Looking South



Looking Southwest



Looking West



Looking East



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