

Land For Sale

ACREAGE:

32.75 Acres, m/l

LOCATION:

Buchanan County, IA



Property Key Features

- Public Access to Mt. Auburn Boat Ramp into Cedar River 1/10 Mile from Property
- Access to Cedar Valley Bike Trail and Mud Creek
- Cedar River View - Secluded and Private

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Total Timber Acres: **32.75**

Property Information

32.75 Acres, m/l

Location

Approximately 3 miles southwest of Brandon, Iowa. Jefferson Township.

Legal Description

S5A W10A SE SW, E30A Ex RR of S2 1/2A SE SW, Section 31, Township 87 North, Range 10 West of the 5th P.M., Buchanan County, IA.

Price & Terms

- \$87,688
- \$2,677.50/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

All acres are in forest reserve.

CRP Contracts

None

Land Description

Timber / Creek

Buildings/Improvements

None

Comments

- 911 address for Mt. Auburn Boat Ramp 5033 Benton-Buchanan Rd., Brandon, IA.
- Mud Creek flows through timber.
- Great for camping, hunting, biking and fishing.
- Access to Cedar Valley Bike Trail

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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Driveway entrance to Mt. Auburn boat ramp and parking area*



Public Access - Mt. Auburn Boat Ramp*



Mt. Auburn Boat Ramp*



*Convenient access to Mt. Auburn Boat Ramp on Cedar River; however boat ramp and access are not a part of this property.

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View of Cedar River from bridge on Benton-Buchanan Rd. Looking north



View of west edge of timber

