

# Acres For Sale

**ACREAGE:**

**8 Acres**

**LOCATION:**

**Benton County, IA**

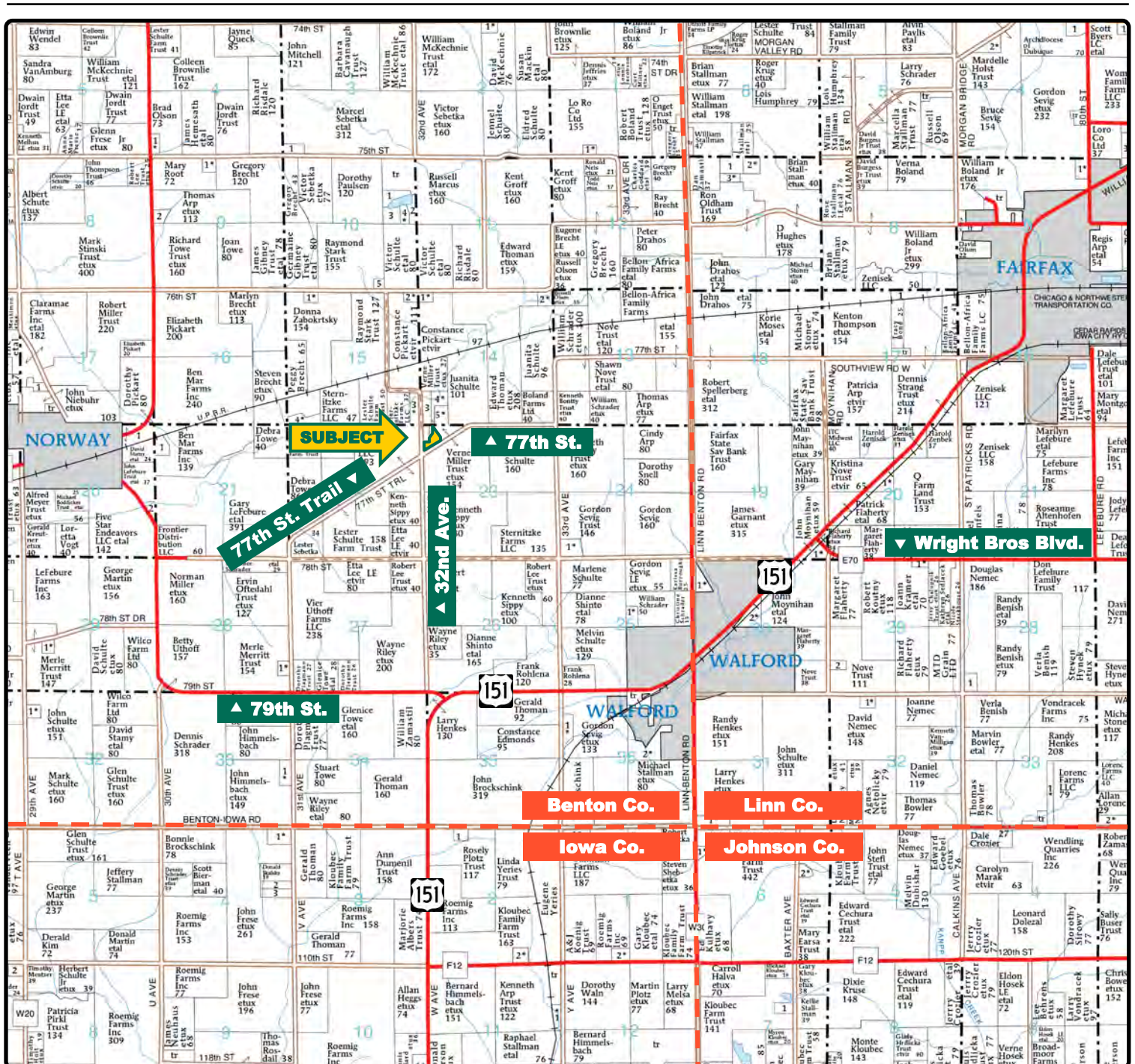


## Property Key Features

- Well-Cared-For House and Buildings
- Four-Bedroom Home with Attractive Woodwork
- 3217 77th Street Trail, Norway, IA 52318

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<b>Total Living SF:</b>	<b>1,779</b>
<b>No. of Bedrooms:</b>	<b>4</b>
<b>No. of Bathrooms:</b>	<b>1¾</b>
<b>ADDRESS:</b>	
<b>3217 77th Street Trail</b>	
<b>Norway, IA 52318</b>	

## Property Information

### 8 Acres

#### Location

**From Walford:** 1½ miles west on Highway 151, continue west on 79th Street for ¼ mile, and 1¾ miles north on 32nd Avenue. Property is located on the north side of 77th Street Trail.

**From Fairfax:** 5 miles southwest on Highway 151, continue west on 79th Street for ¼ mile, and 1¾ miles north on 32nd Avenue. Property is located on the north side of 77th Street Trail.

#### Legal Description

That part of the NW¼ of the NW¼ of Section 23, Township 82 North, Range 9 West of the 5th P.M., Benton County, Iowa. See survey for exact legal description.

#### Price

- \$275,000

#### Possession

Immediate.

#### Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$1,750.00\*

Net Taxable Acres: 8

*\*This acreage has been recently surveyed.*

*The taxes for this farm are estimated pending reassessment by the Benton County Assessor.*

#### School District

Benton Community School District

#### House

This is an attractive, well-cared-for 1½ story home consisting of 1,779 finished square feet built in the late 1800s. There are four bedrooms and 1¾ bathrooms. The main level includes a large eat-in kitchen, ¾ bath, one bedroom, large dining and living room. There is nice oak woodwork and hardwood floors. All original windows have been replaced with vinyl windows.

#### Second Level

The second level includes three bedrooms and a full bath. The second level has all wood trim and wood floors.

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### Basement

The basement has been well-maintained and includes a forced air furnace with air conditioner and a new LP hot water heater. There is also a nice rec room with a pool table.

### Garage

20' x 26' with electric overhead door.

### Septic System

The septic system is located northwest of the house. It consists of a 1,500 gallon concrete tank with 260' of leach field. The septic was installed in September of 2012.

### Water & Well Information

The well is located east of the garage. The well was drilled around 1996. A new pump, pressure tank and switch were installed in 2013.

### Outbuildings

**Quonset:** 36' x 60', overhead door, concrete floor.

**Chicken House:** 24' x 60', concrete floor.

**Hog House:** 24' x 70', concrete floor.

**Cattle Barn:** 24' x 120', concrete floor with hayloft.

**Machine Shed:** 28' x 120'

**Corn Crib and Feed Shed:** located west of the hog house.

### Survey

Contact listing agent for copy of survey.

### Fence Agreement

It will be the responsibility of the Buyer of this acreage to construct/maintain all boundary fences.

### Comments

This is a well-cared-for Benton County acreage located southwest of Fairfax. It includes a nice 4-bedroom home with outbuildings for storage or livestock. Approximately 5 acres of pasture would work well for livestock.

*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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Kitchen



Kitchen



Entry



Living Room



Bedroom



Bedroom



Bedroom



Enclosed Porch



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Basement



Basement



Basement



Backyard



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