

Land For Sale

ACREAGE:

2.09 Acres, m/l

LOCATION:

Story County, IA

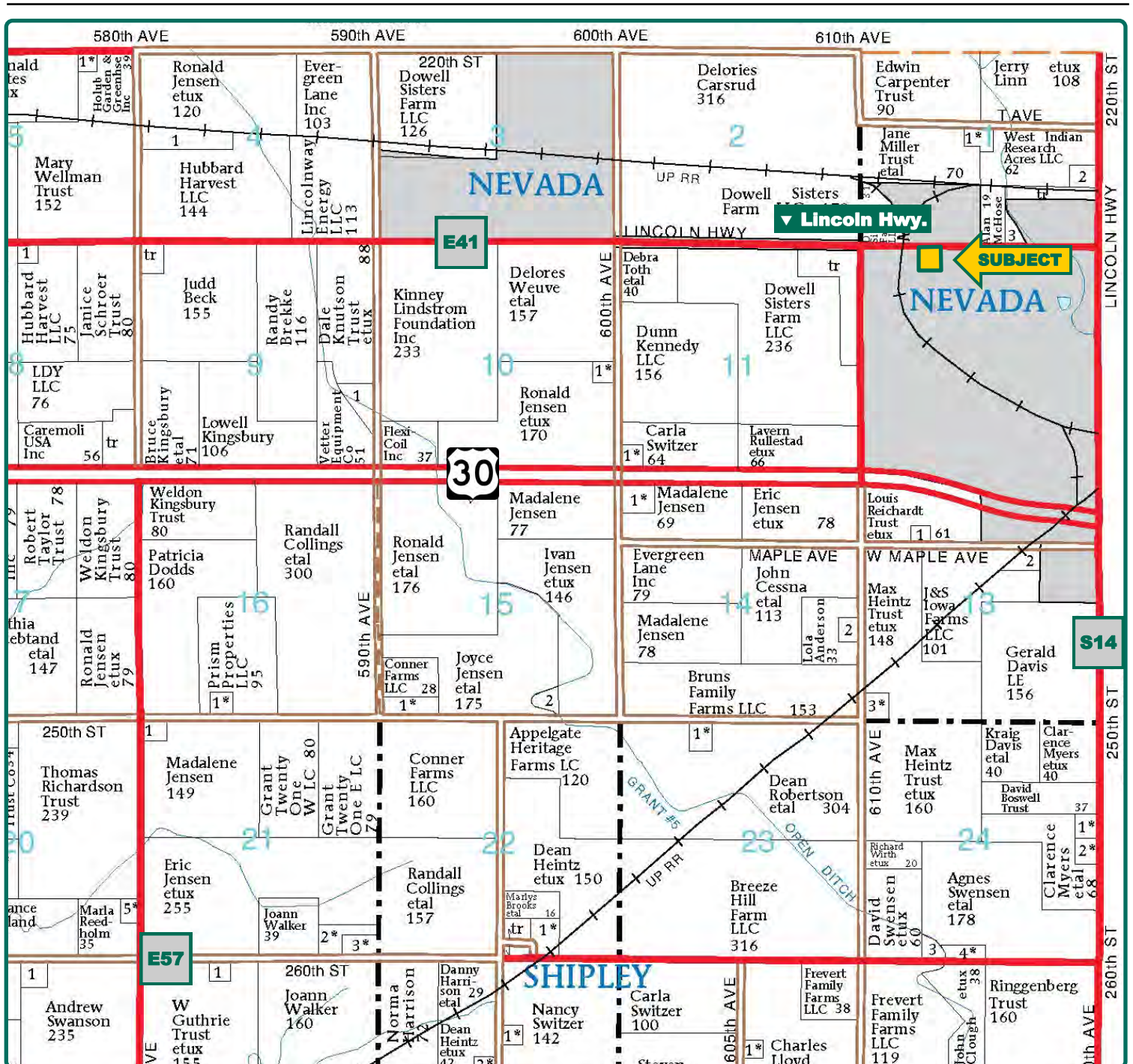


Property Key Features

- Great Development Opportunity on Lincoln Highway
- City of Nevada Zoned as Limited Commercial
- Easy Access to Highway 30

Kyle Hansen, ALC
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Water Main:	8"
Sewer Main:	8"
Storm Sewer:	8"

Property Information

2.09 Acres, m/l

Location

1 mile west of downtown Nevada on Lincoln Highway/E41.

Legal Description

NE 2.09 acres of the NE¼ NW¼, Section 12, Township 83 North, Range 23 West of the 5th P.M. Also known as: Indian Ridge Plat 3 Lot: 43 Nevada, Parcel ID# 10-12-150-100.

Price & Terms

- \$110,000
- \$52,631.58/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon

Real Estate Tax

Taxes Payable 2019 - 2020: \$256
Net Taxable Acres: 2.09
Tax per Net Taxable Acre: \$122.49

Land Description

Flat

Buildings/Improvements

None

Drainage

Natural

Water & Well Information

8" water main on south boundary

City Sanitation

- 8" sewer main on south boundary
- 8" storm sewer on south and east boundary

Zoning

Property is zoned Limited Commercial by the City of Nevada

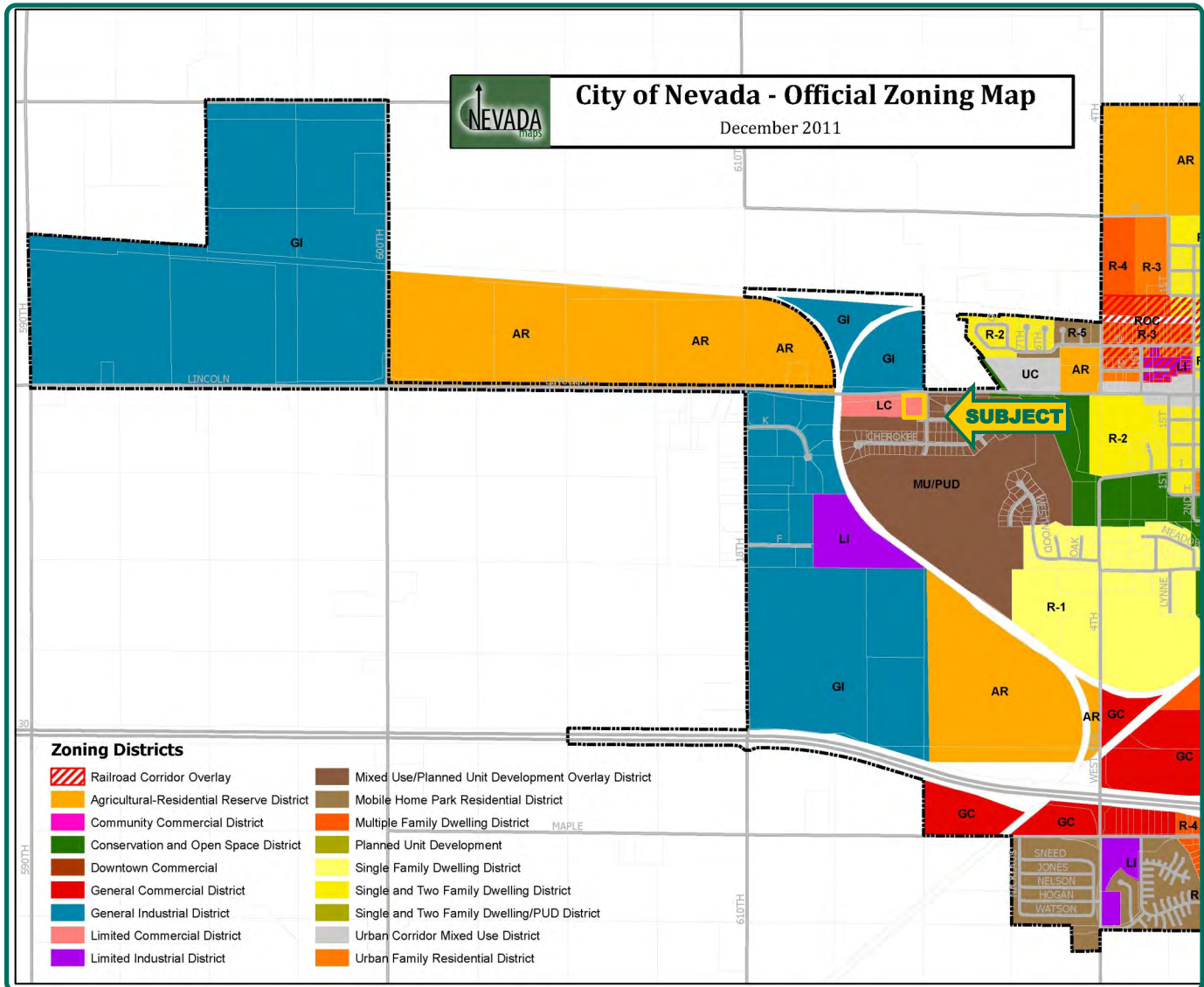
Comments

Well located lot in Nevada, IA with great development opportunity.

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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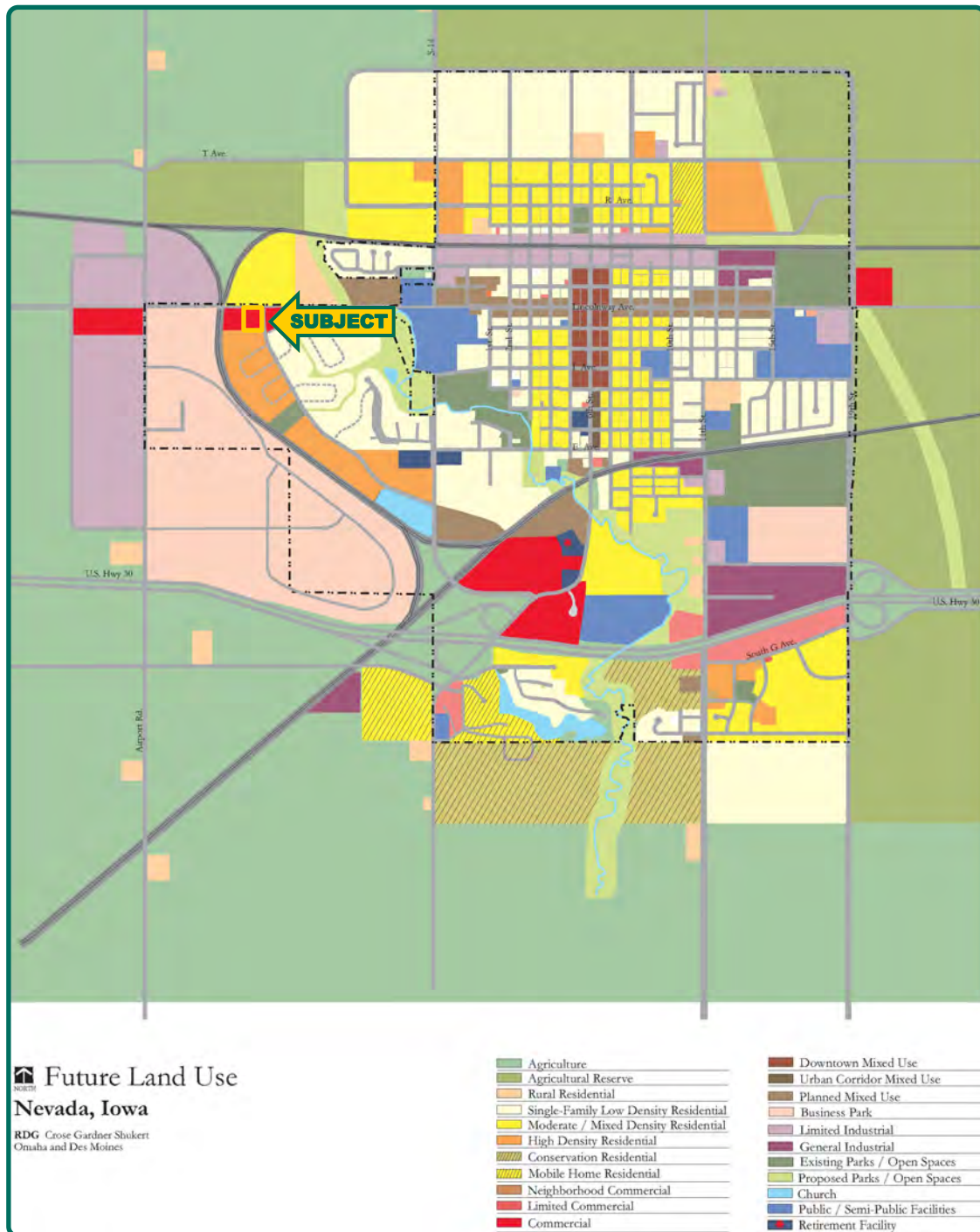
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Map obtained from City of Nevada Planning and Zoning

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Southwest Looking Northeast



Northeast Looking Southwest



Southeast Looking Northwest



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