

# Acreage For Sale

**ACREAGE:**

**1.0 Acre, m/l**

**LOCATION:**

**Jefferson County, IA**



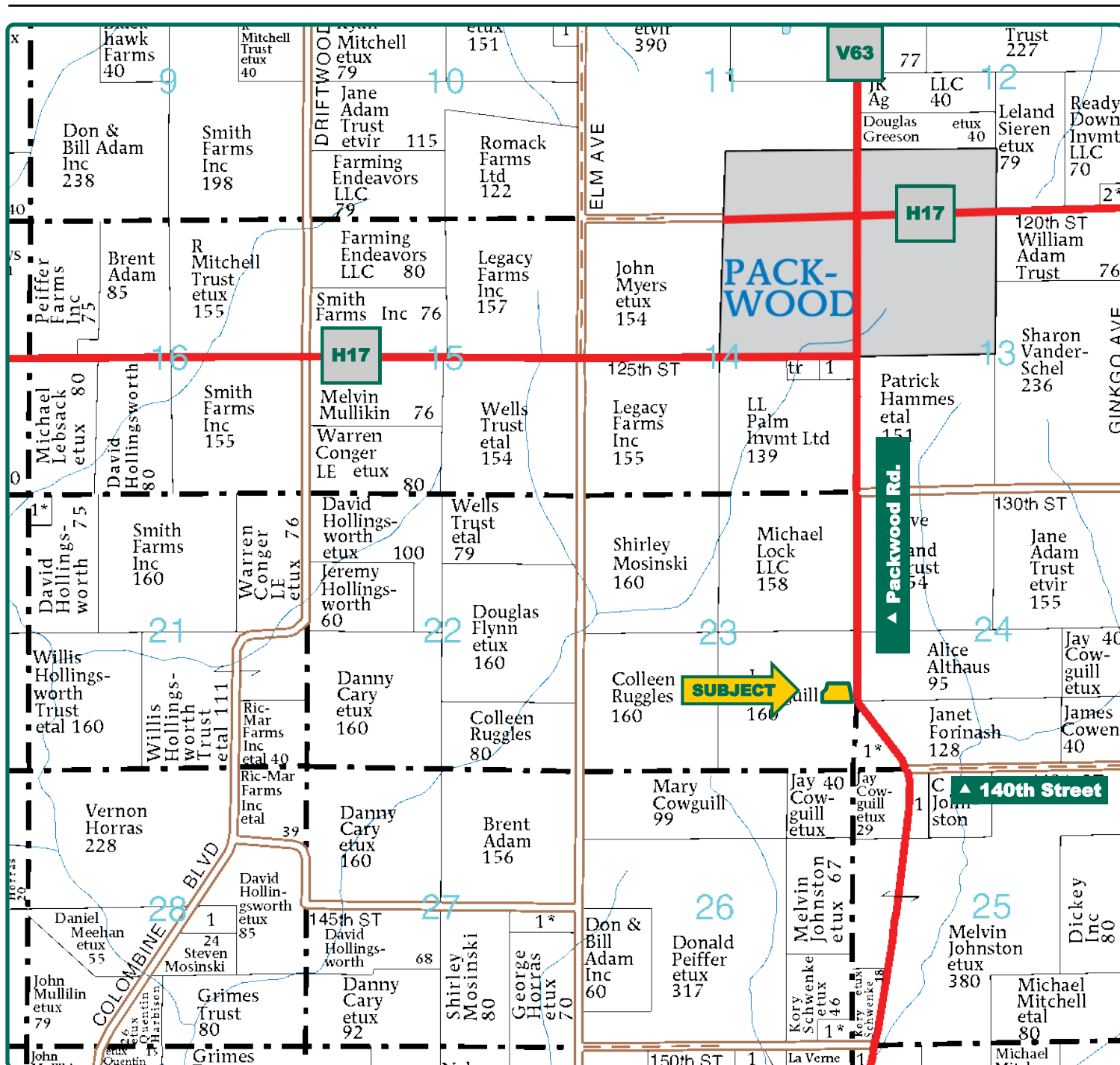
## Property *Key Features*

- Less than 20 Minutes from Fairfield
- Well-Cared-For Acreage on a Hard-Surface Road
- Pekin School District

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**Total Living SF:** 1,708

**No. of Bedroom:** 3

**No. of Bathroom:** 1

**Year Built:** 1926

**ADDRESS:**

1374 Packwood Rd.  
Packwood, IA 52580

## Property Information

### 1.0 Acres, m/l

#### Location

**From Packwood:** 1½ miles south on Packwood Rd. The property is on the west side of the road.

**From Fairfield:** 8 miles west on Hwy. 34 then 7 miles north on Packwood Rd. The property is on the west side of the road.

#### Legal Description

1 acre, m/l, in the NE¼ SE¼ of Section 23, Township 73 North, Range 11 West of the 5th P.M., Jefferson County, Iowa. Exact legal to come from survey.

#### Price & Terms

- \$129,900.00
- 5% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable.

#### Real Estate Tax

Taxes Payable 2019 - 2020: \$1,520\*  
Net Taxable Acres: 1.0\*

*\*Taxes estimated pending survey of property. Jefferson County Assessor will determine final tax figures.*

#### School District

Pekin Community School.

#### House

The Dutch Colonial style house was built in 1926 and has 1,708 sq. ft. of living space, including three bedrooms and one full bathroom. The house has French doors and original woodwork throughout. The main level features a kitchen, living room, dining room and large sunroom. Upstairs, there are 3 bedrooms and a full bathroom. The unfinished basement is 924 sq. ft.

#### Buildings/Improvements

- 40' x 60' Machine Shed
- 20' x 24' Hen House

#### Water & Well Information

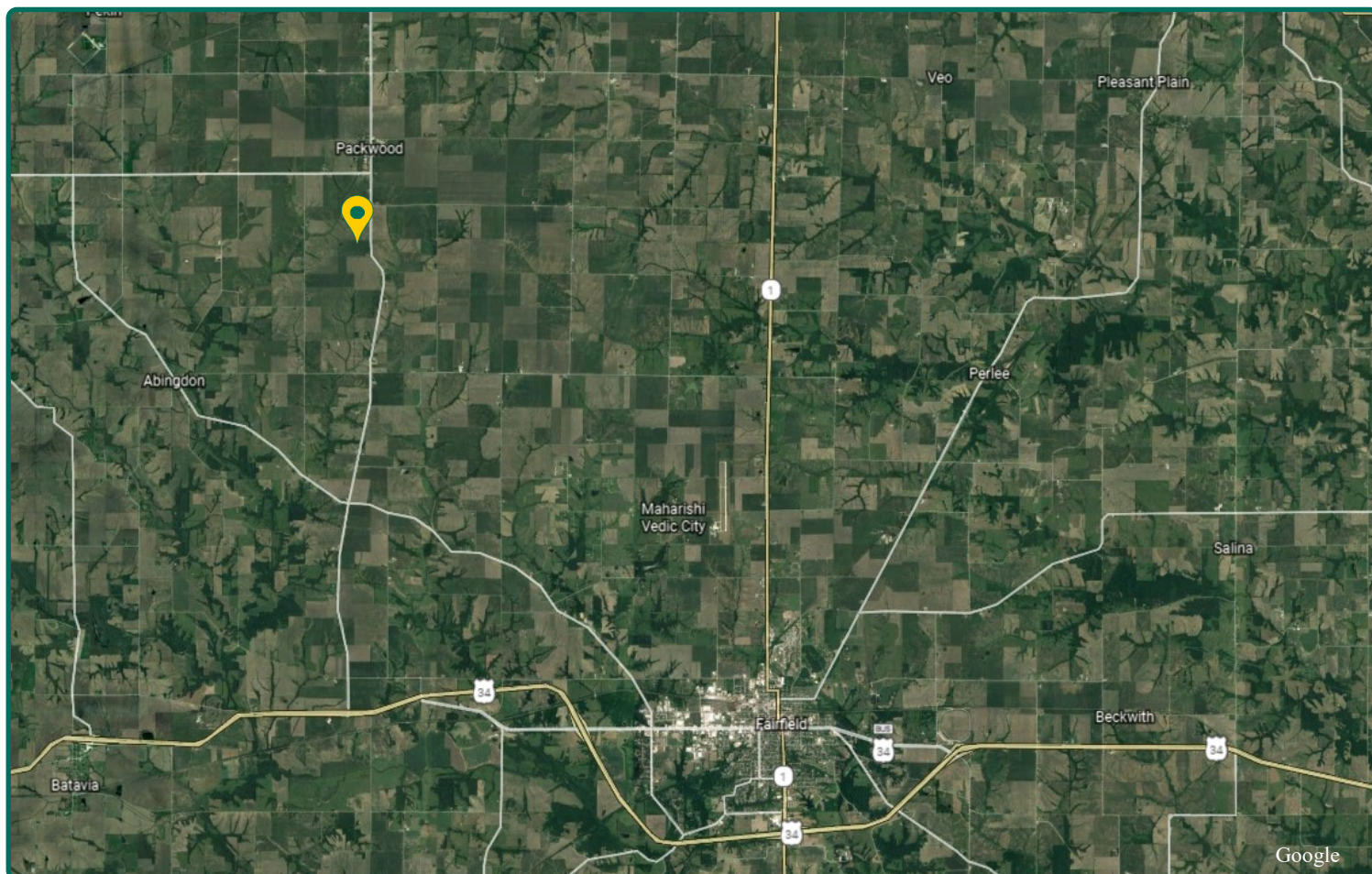
The house is serviced by Wapello Rural Water. There is a well west of the house. The age and condition of the well is unknown.

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### LP Tank

A 1,000 gallon LP tank is owned by the Seller.

### Septic System

A new septic system and leach field will be installed by the Seller.

### Fence Agreement

The Buyer is responsible to construct and maintain a livestock-tight fence around the perimeter of this property, if the fence is needed by the Buyer or requested by the adjoining landowner.

### Comments

This is a great opportunity to purchase a well-cared-for rural acreage on a hard-surface road. The property is conveniently located just south of Packwood and less than 20 minutes from Fairfield.

*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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Front of House



Machine Shed



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Living Room



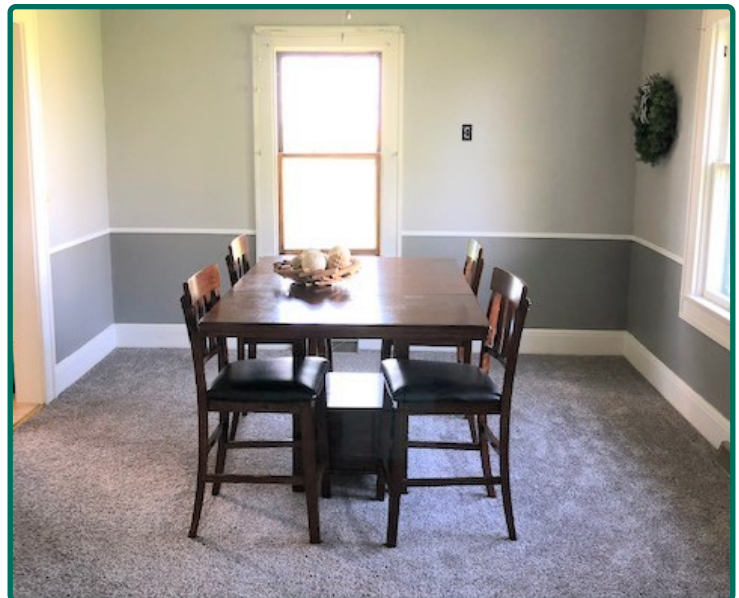
Living Room



Sunroom



Dining Room



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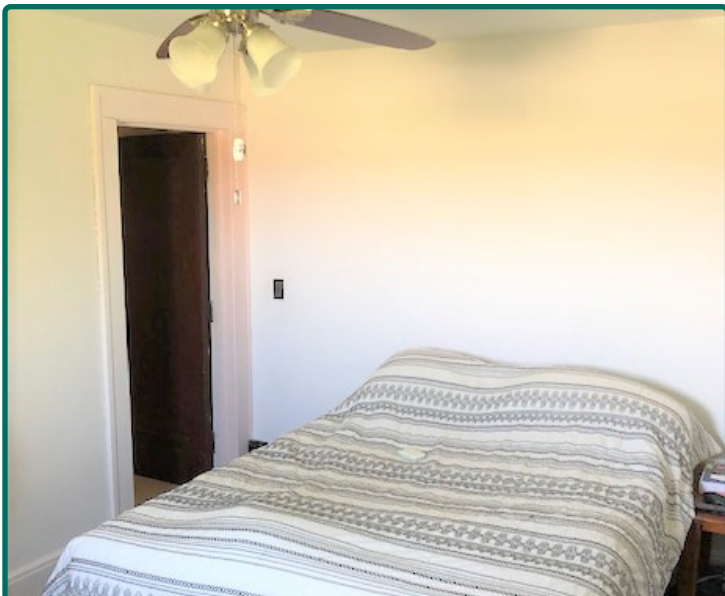
Kitchen



Kitchen



Bedroom



Bedroom



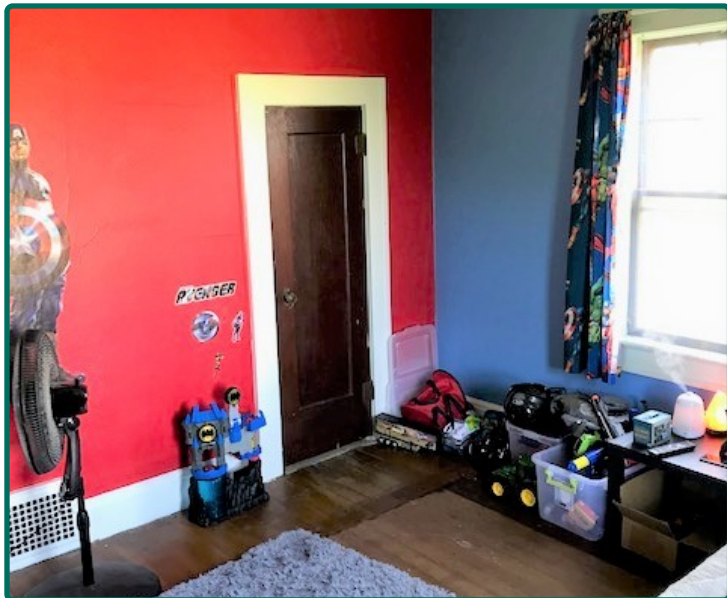
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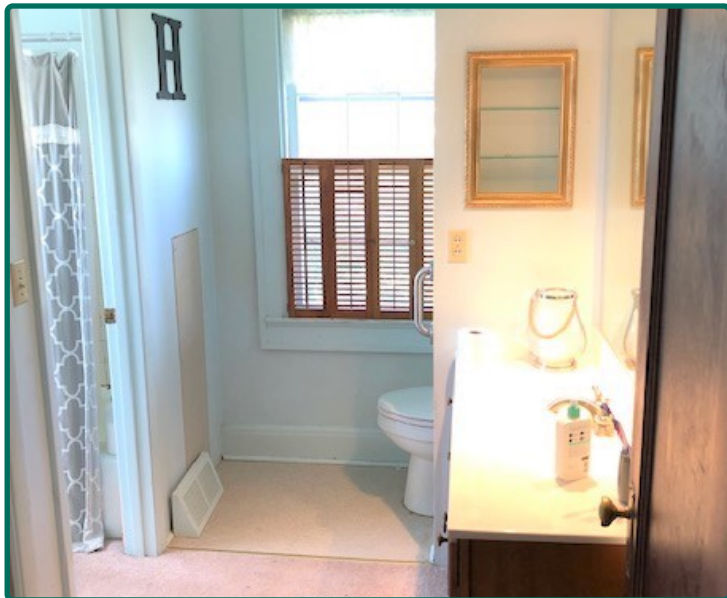
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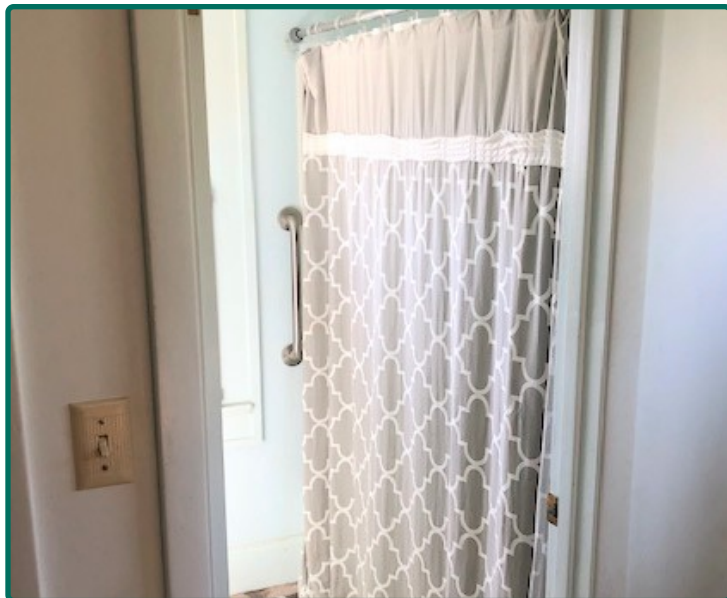
Bedroom



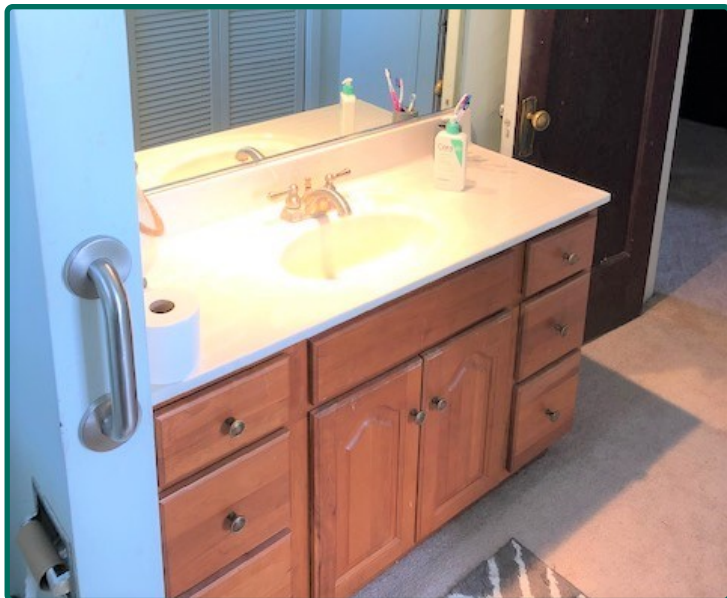
Bathroom



Bathroom



Bathroom



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