

# Land For Sale

**ACREAGE:**

**20.00 Acres, m/l**

**LOCATION:**

**Madison County, IA**

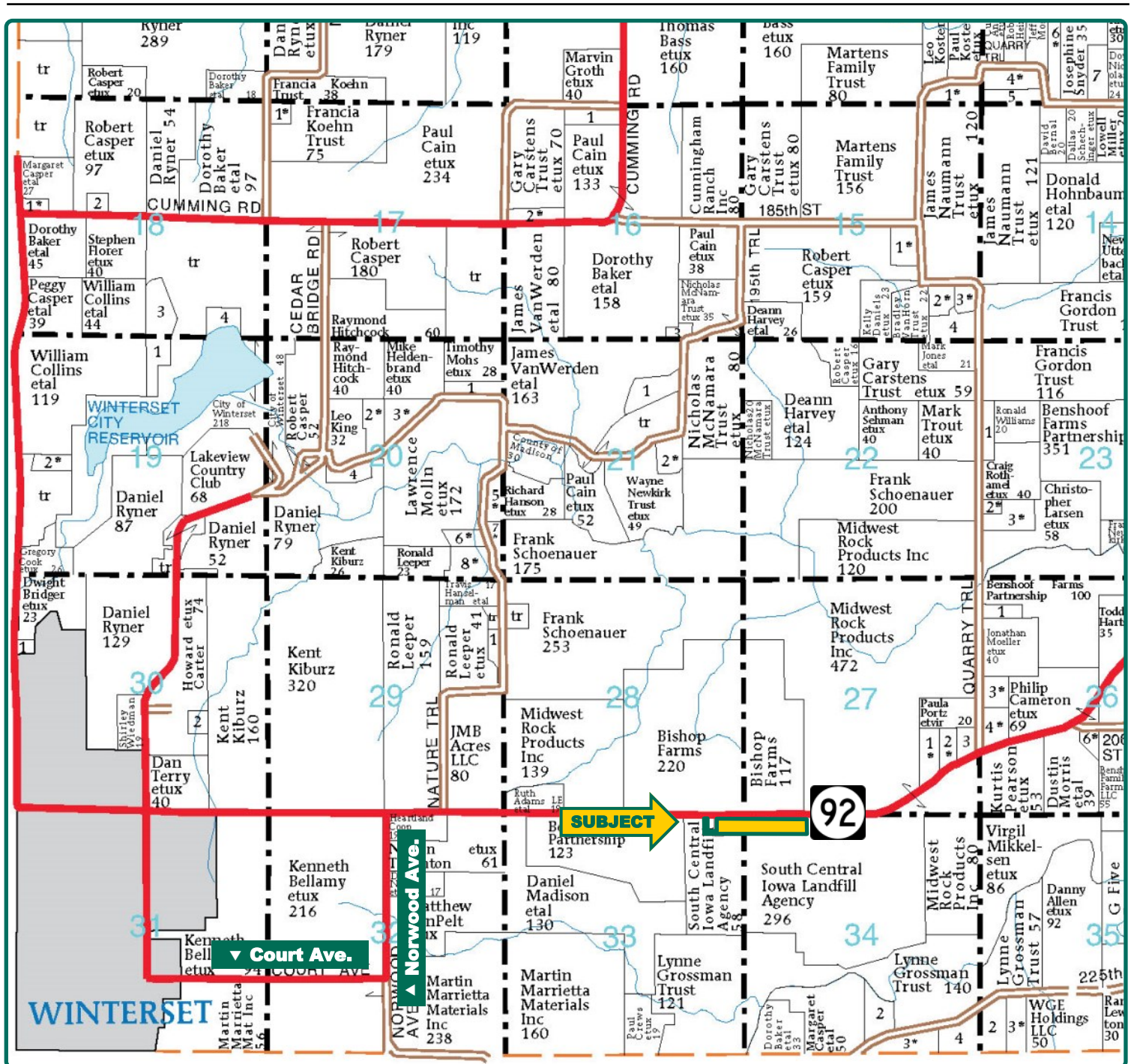


## Property Key Features

- Leona Carlson Trust
- 2½ Miles East of Winterset on Highway 92
- Scenic Property Located on a Hard-Surfaced Road

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## Property Information

**20.00 Acres, m/l**

### Location

From Winterset: Head east on Hwy. 92, the property is 2½ miles east of town on the south side of the road.

### Legal Description

Part of NE¼ NE¼, Section 33, and Part of NW¼ NW¼, Section 34, all in Township 76 North, Range 27 West of the 5th P.M. (Union Township)

### Price & Terms

- \$95,000
- \$4,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

As agreed upon

### Real Estate Tax

Taxes Payable 2019 - 2020: \$298  
Net Taxable Acres: 18.19  
Tax per Net Taxable Acre: \$16.38

### Land Description

Level to moderately sloping

### Buildings/Improvements

None

### Survey

Property to be surveyed and final sale price to be adjusted up or down based on final surveyed acres.

### Comments

Scenic property located east of Winterset on a hard-surfaced road.

*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.*

East Looking West



Northwest Looking Southeast



Northeast Looking Southwest



East Looking West



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