

# Land For Sale

**ACREAGE:**

**6.72 Acres, m/l**

**LOCATION:**

**Warren County, IA**

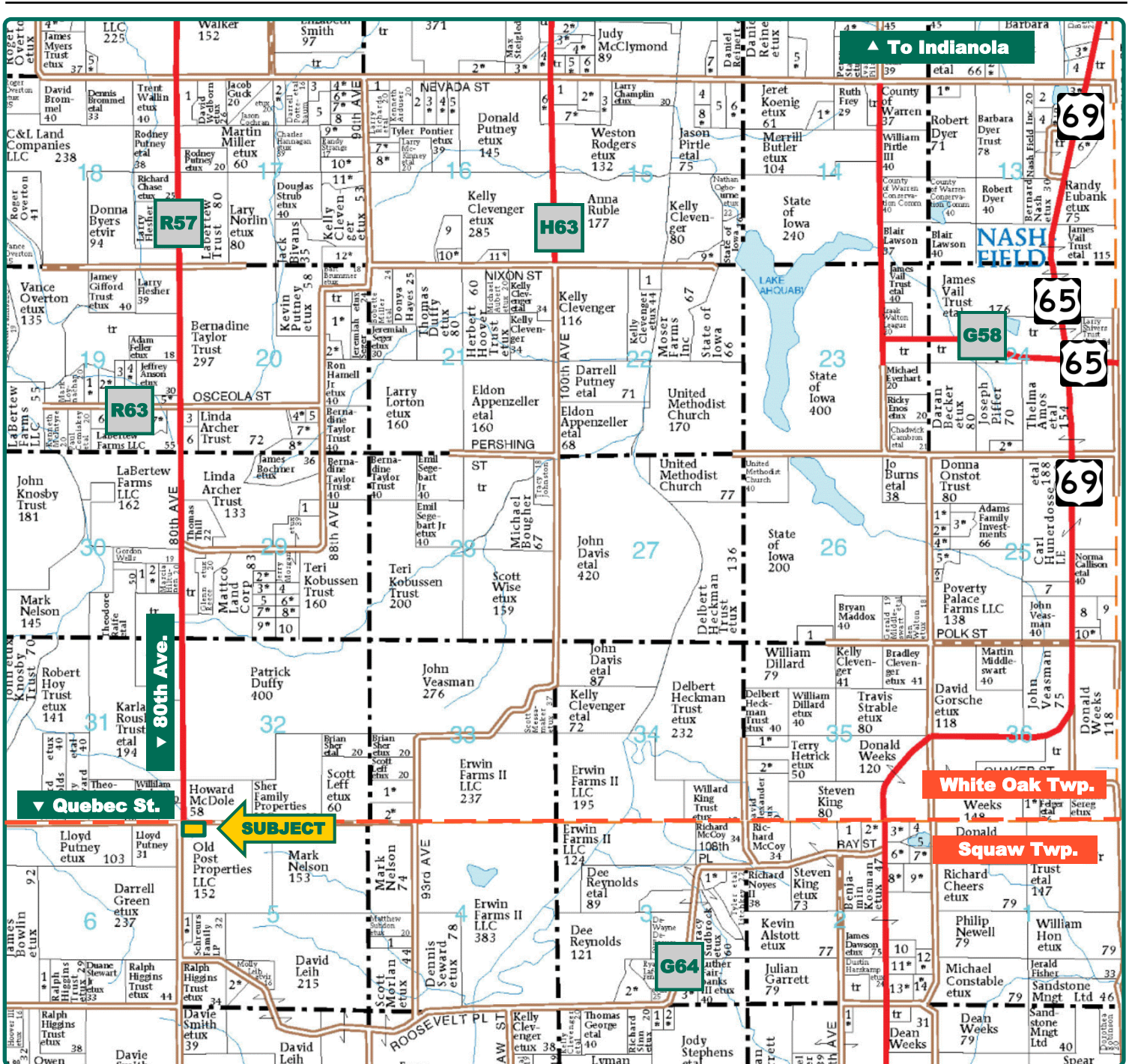


## Property Key Features

- 10½ Miles Southwest of Indianola
- Beautiful, Wooded Lot Located on a Hard-Surfaced Road
- Located in the Interstate 35 School District

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## Property Information

**6.72 Acres, m/l**

### Location

From Indianola: Go west on Highway 92 for 4 miles, then go south on R57 for 1½ miles, then continue south on 80th Avenue/R57 for 5 miles. The farm is on the southeast corner of 80th Avenue and Quebec Street.

### Legal Description

Parcel D: NW¼ NW¼ in Section 5, Township 74 North, Range 24 West of the 5th P.M. (Squaw Township)

### Price & Terms

- \$130,000
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$109.58\*  
Net Taxable Acres: 5.33\*  
Tax per Net Taxable Acre: \$20.56\*  
\*Taxes are estimated pending survey.

### Land Description

Nearly level to strongly sloping.

### Building Lot

Lot has been platted by Warren County for a single family dwelling. Contact agent for a copy of plat.

### Drainage

Natural, no maps available.

### Water & Well Information

Access to rural water.

### Lease

Leased for 2020 crop year. Contact Agent for details.

### Comments

More land available, contact agent for details.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

South Looking North



Southeast Looking Northwest



Northeast Looking Southwest



Northwest Looking Southeast



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