

# Land For Sale

**ACREAGE:**

**214.00 Acres, m/l**

**LOCATION:**

**Benton County, IA**

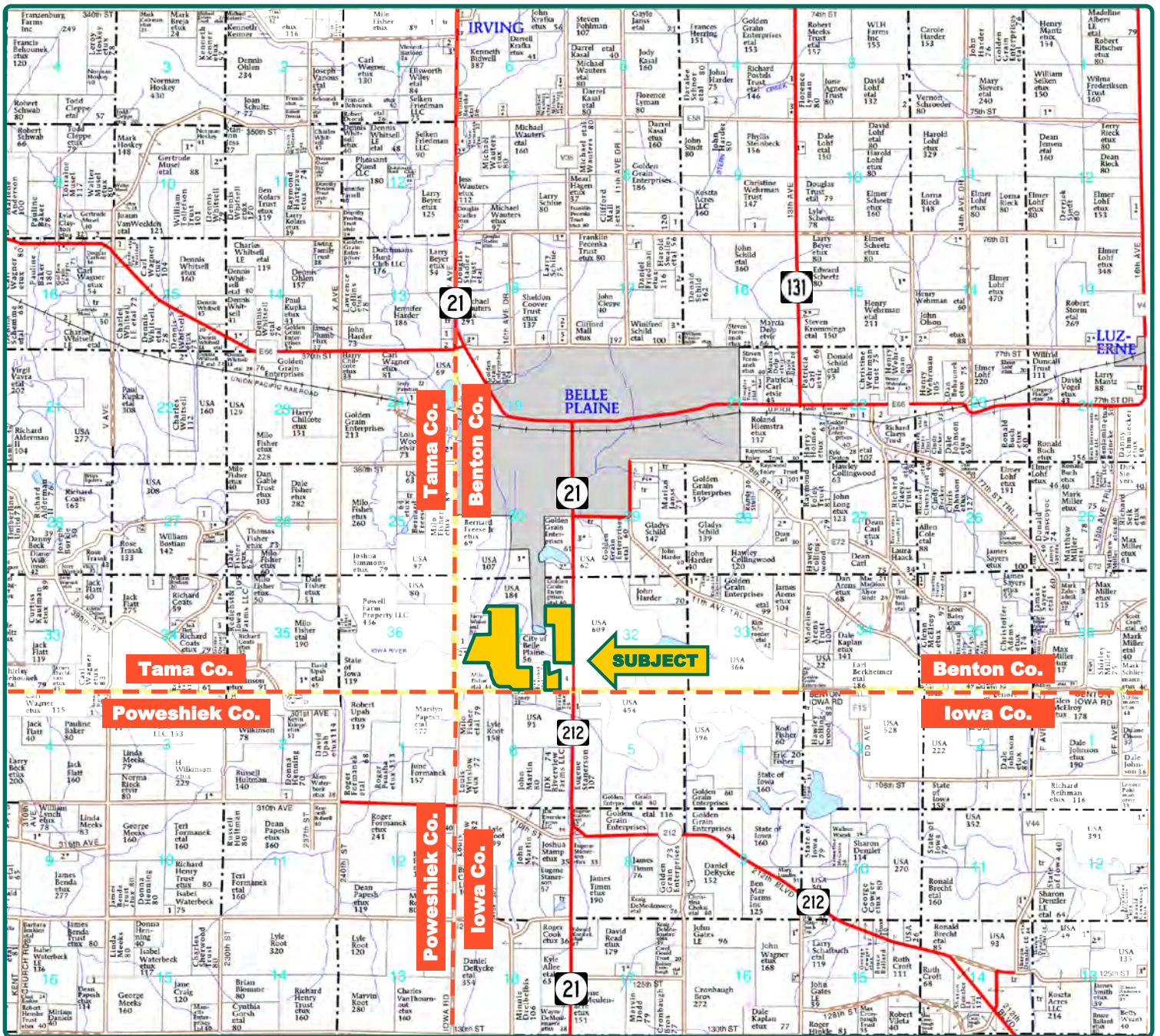


## Property Key Features

- Excellent Deer, Turkey and Waterfowl Hunting
- Over 1½ miles of Iowa River Frontage
- Many Nice Oak Trees

**Troy Louwagie, ALC**  
Licensed in IA & IL  
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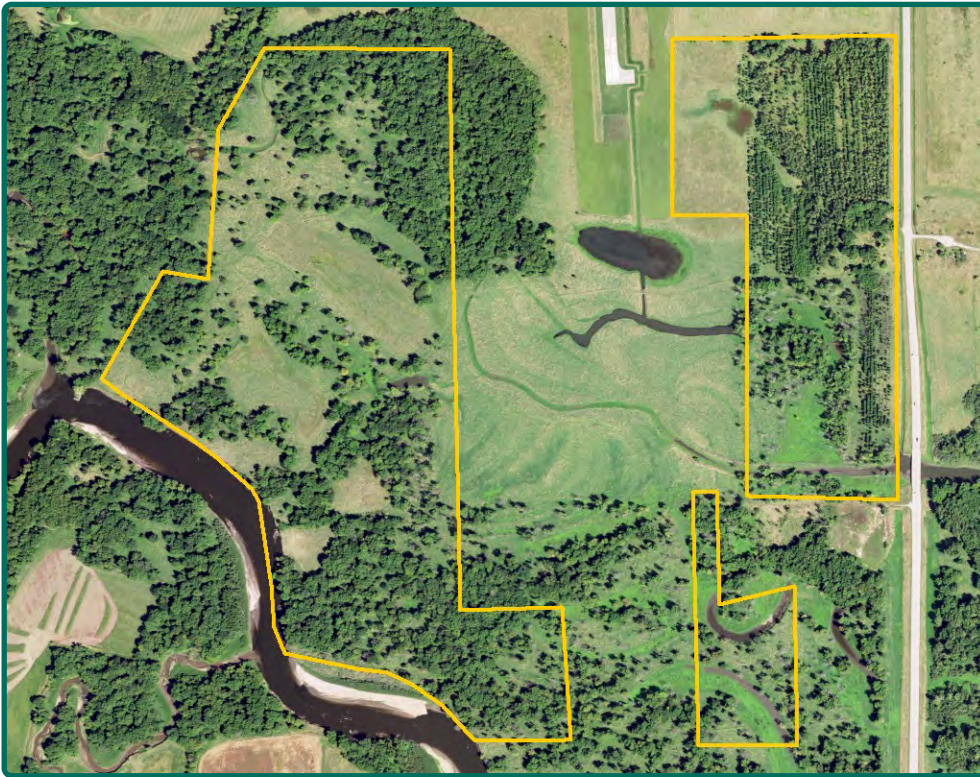
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**Forest Reserve Acres: 187.66**  
**Wetland Reserve Acres: 135.90**

## Property Information

**214.00 Acres, m/l**

### Location

**From Belle Plaine:** ¾ mile south on Highway 21. Property is located on the west side of the road.

### Legal Description

That part of the SE¼ of the NW¼, E½ of the SW¼, and the SE¼ of the NE¼ of Section 31, Township 82 North, Range 12 West of the 5th P.M., Benton County, Iowa.

### Price & Terms

- \$319,930
- \$1,495/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$48.00  
Net Taxable Acres: 213.47  
Tax per Net Taxable Acre: \$0.22

### Land Description

Mixture of timber, grass, ponds and river frontage.

### Emergency Wetlands Reserve Program

There are 135.90 acres enrolled in the Emergency Wetlands Reserve Program (EWRP) with the Federal Government. This means there is an easement on portions of this farm that shall run in perpetuity. The purpose and intent of this easement is to restore, protect, manage,

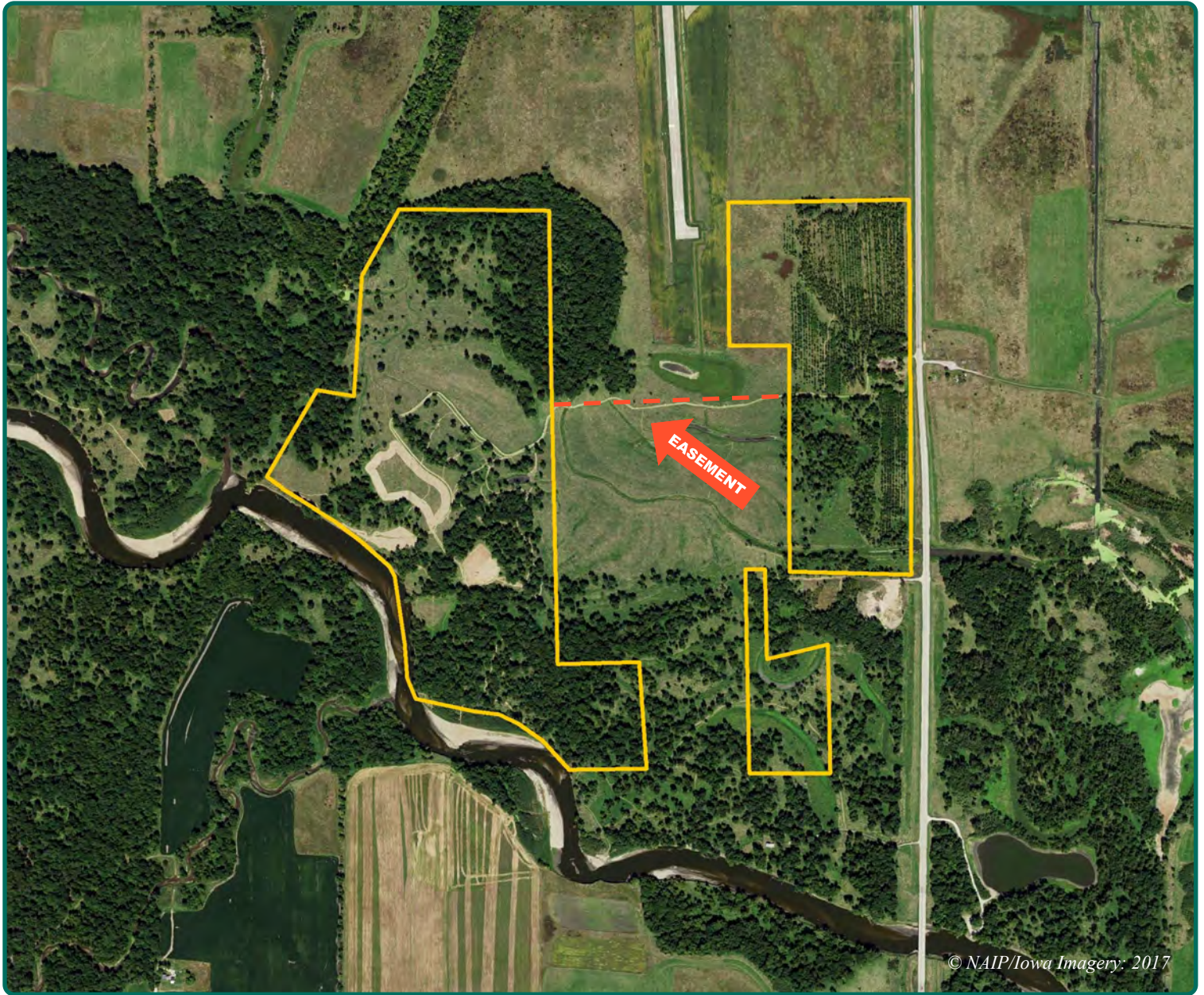
maintain, and enhance the functional values of wetlands and other lands, and for the conservation natural values, including fish and wildlife habitat, water quality improvement, flood water retention, groundwater recharge, open space, aesthetic values, and environmental education. The owners of this land will have the right to use this land for recreational uses, control access, and the right of quiet enjoyment. The owner will be prohibited from altering the landscape, and minor restrictions on timber cutting. Contact the listing agent for a full copy of the recorded easement.

### Forest Reserve

There are 187.66 acres enrolled in the Forest Reserve Program and are exempt from Real Estate Taxes.

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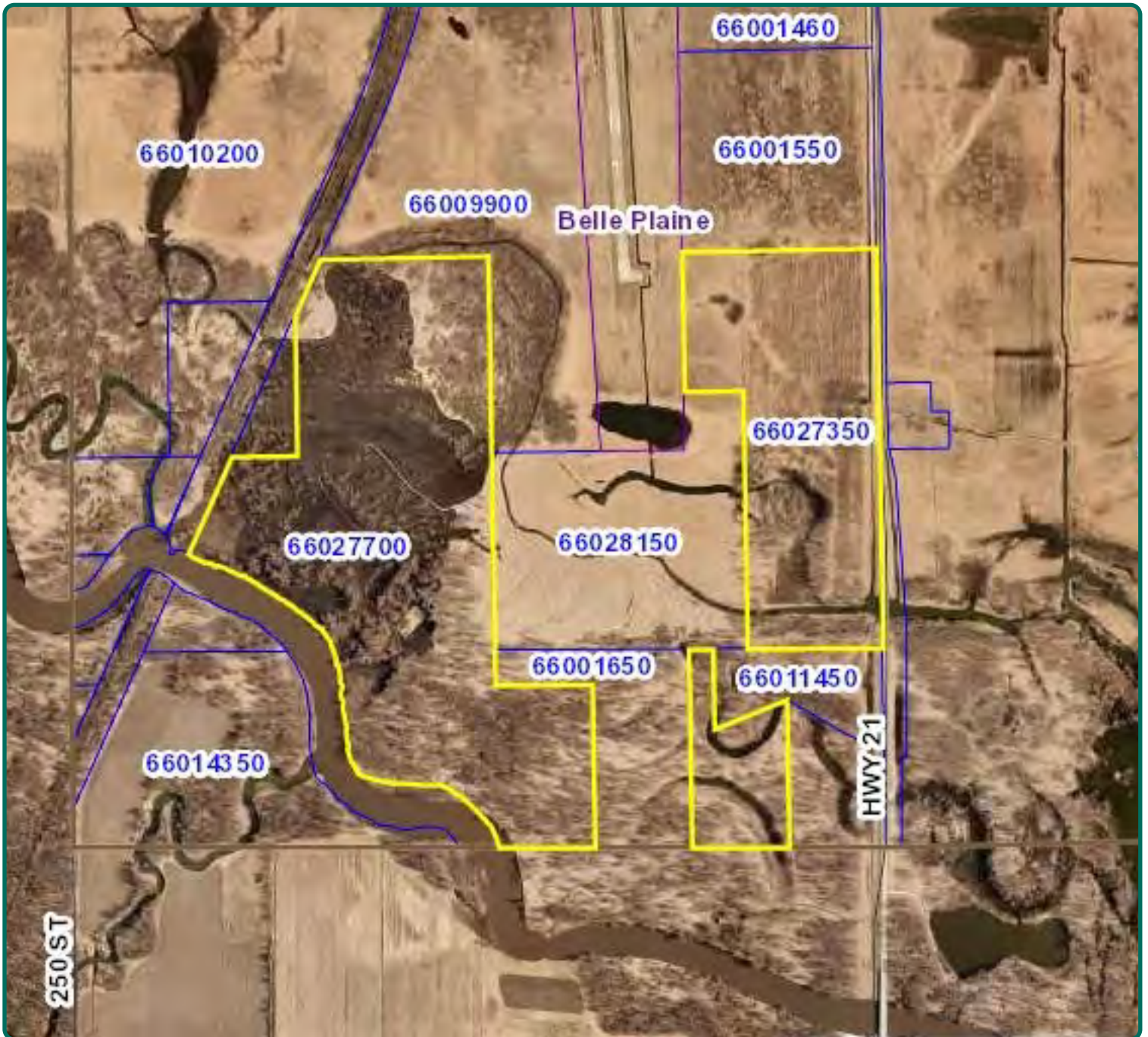
### Comments

This is a unique opportunity to purchase a large recreational property with over 1½ miles of Iowa River frontage. This property provides excellent habitat for waterfowl, deer and turkey. There are

smaller ponds located in and around this property and numerous plantings of oak and other hardwoods. This would make an ideal recreational property for hunting or a private get-away!

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*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. 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.*

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