

# Land For Sale

**ACREAGE:**

**16.57 Acres, m/l**

**LOCATION:**

**Dallas County, IA**



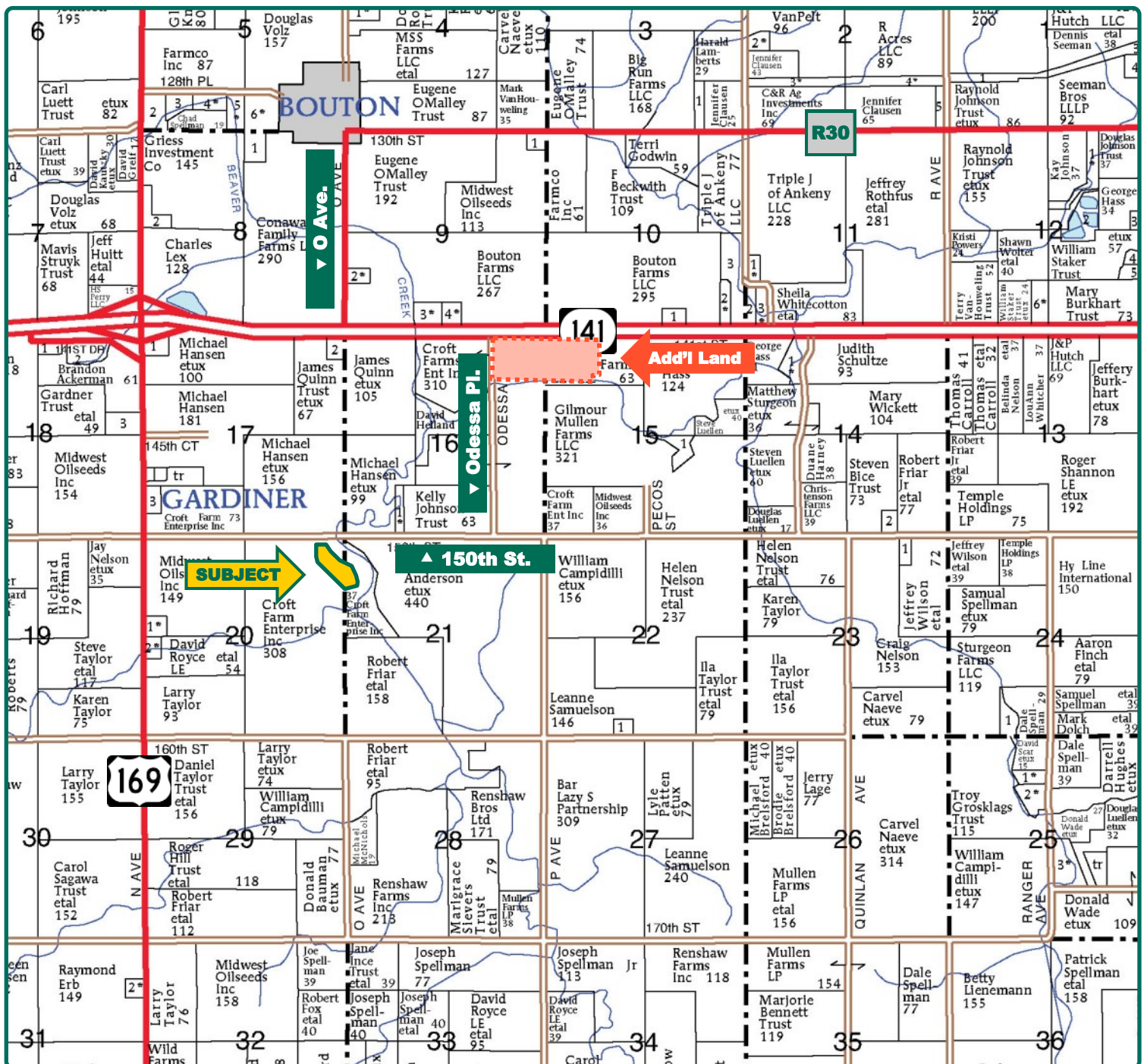
## Property *Key Features*

- Well-Established Timber
- Excellent Hunting Opportunities
- Nice Recreational Property in Dallas County

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## Property Information

**16.57 Acres, m/l**

### Location

From Bouton: Go south on O Avenue for 1 mile, head east on Highway 141 to Odessa Pl., then south for 1 mile. Go west on 150th Street for ¾ mile, property is on the south side of the road.

### Legal Description

Part of Parcel A, NW¼ NW¼, Section 21, Township 81 North, Range 27 West of the 5th P.M. and Part of the NE¼ NE¼, Section 20, Township 81 North, Range 27 West of the 5th P.M. (Beaver Township).  
*Exact legal description to come from final abstract.*

### Price & Terms

- \$27,650.00
- \$1,668.68/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$264  
Net Taxable Acres: 16.57  
Tax per Net Taxable Acre: \$15.93  
Tax Parcel: 0321100008

### Wetland Reserve

This recreational property is in the Federal Emergency Wetland Reserve program.  
No payments remain.

### Land Description

Level to gently sloping.

### Drainage

Natural, no maps available.

### Water & Well Information

None known

### Comments

Nice recreational property. Excellent for hunting or weekend adventures.

### Additional Land for Sale

Seller has 1 additional tract of land for sale located northeast of this property. See Additional Land Aerial Photo.



Looking Northwest



Looking Southeast



*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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# Additional Land Aerial Photo



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