

Land For Sale

ACREAGE:

66.74 Acres, m/l

LOCATION:

Dallas County, IA

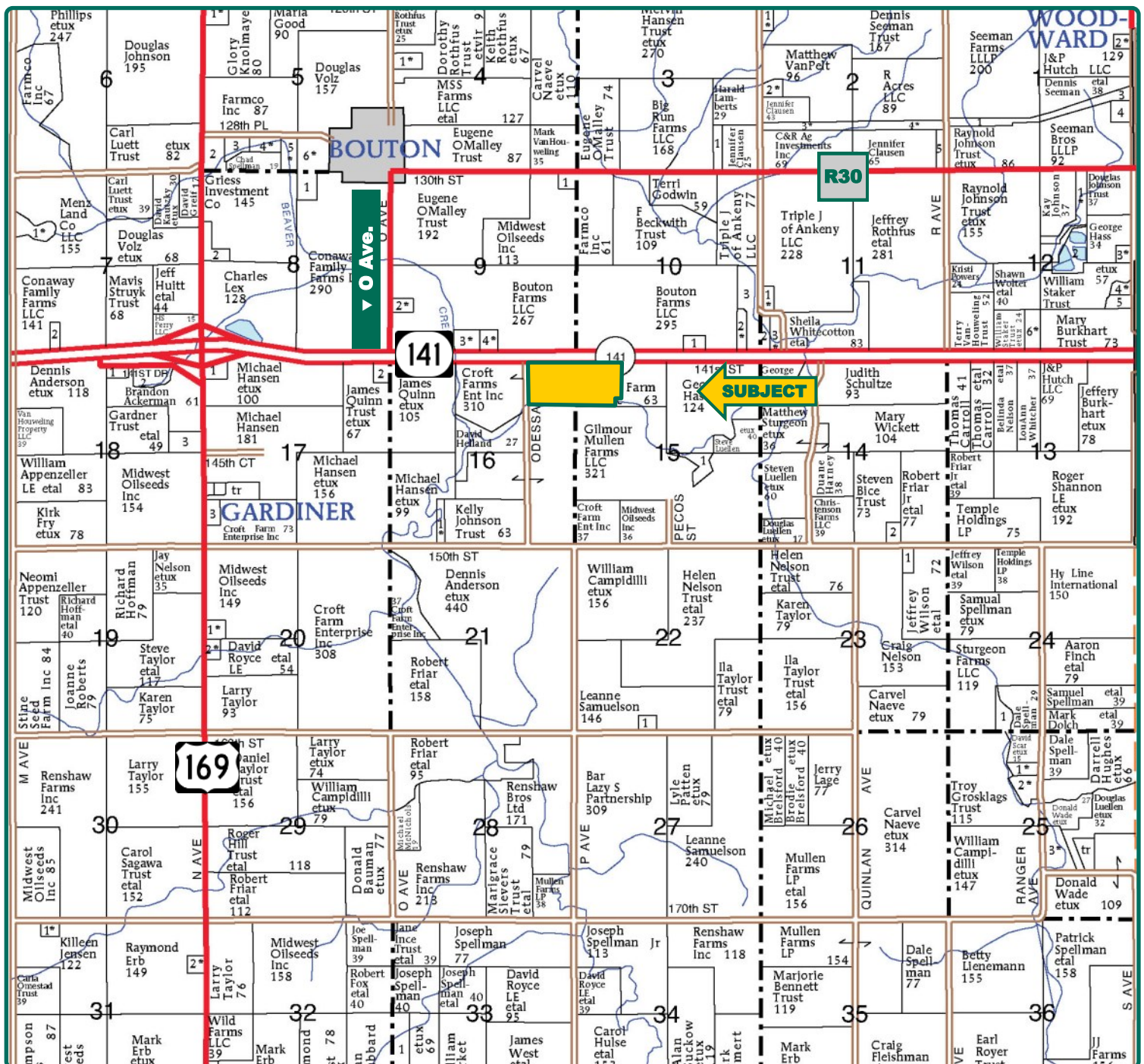


Property *Key Features*

- Well-Established Timber
- Well-Established Grassland / Cover
- Nice Recreational Property in Dallas County

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Property Information

66.74 Acres, m/l

Location

From Bouton: Go south on O Avenue to Highway 141. Head east for one mile, property is on the south side of the road.

Legal Description

NE¼ NE¼ of Section 16, and NW¼ NW¼, except part of Parcel A, of Section 15 all in Township 81 North, Range 27 West of the 5th P.M. Exact legal to be taken from Abstract.

Price & Terms

- \$111,360.00
- \$1,668.56/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,332
Net Taxable Acres: 66.74
Tax per Net Taxable Acre: \$19.96
Tax Parcels: 0316200006, 0316200007 & 0315100006

Wetland Reserve

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

Land Description

Level to moderately sloping.

Drainage

Natural, no tile maps available.

Buildings/Improvements

None

Water & Well Information

None known.

Comments

Nice, recreational property along a paved highway. Excellent for hunting or weekend adventures.

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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Looking Southwest



Looking East

