

Land For Sale

ACREAGE:

72.70 Acres, m/l

LOCATION:

Butler County, IA



Property *Key Features*

- Secluded, Recreational Property
- Conservation Easement
- Five Shallow Ponds and West Fork Cedar River Access

Cal Wilson

Licensed Salesperson in IA

CalW@Hertz.ag

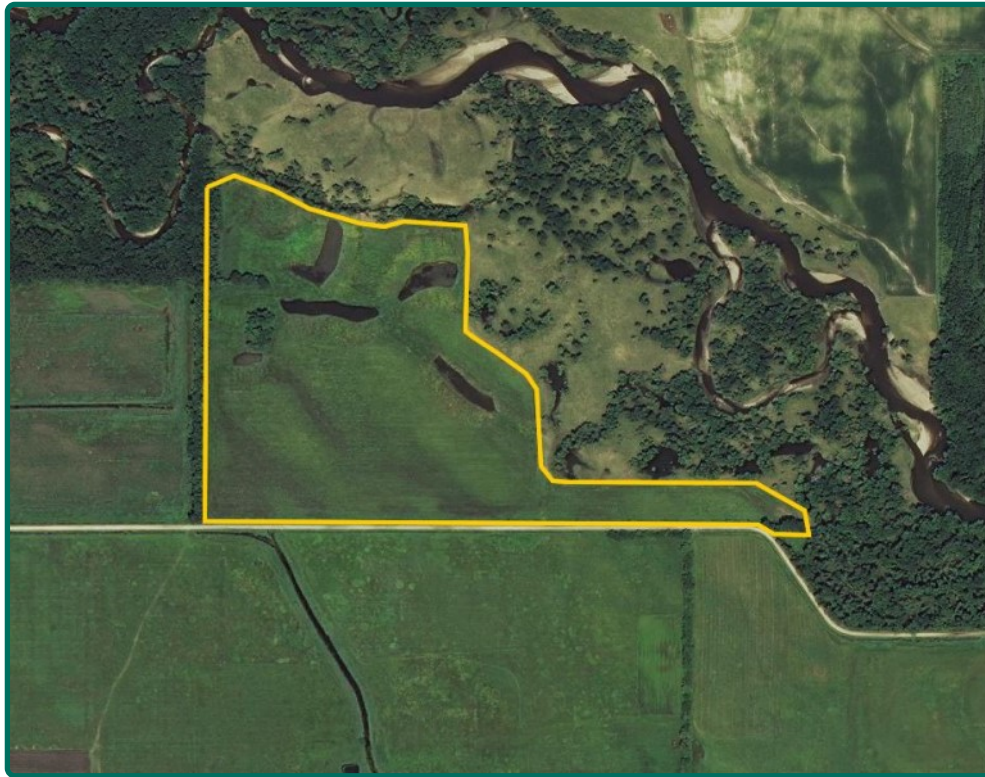
319.234.1949

6314 Chancellor Dr. / P.O. Box 1105

Cedar Falls, IA 50613

www.Hertz.ag

Ripley Township, Butler County, IA



Property Information

72.70 Acres, m/l

Location

Approximately 8 miles northwest of Parkersburg, IA.

Legal Description

Parcel A SW¼ NE¼; Parcel C SE¼ NW¼; Parcel A SW¼ NW¼; SE¼ NW¼ excluding Parcel C within; Parcel A in NW¼ and NE¼; and NE¼ NW¼ Section 16, Township 91 North, Range 17 West of the 5th P.M. *Exact legal description to come from final abstract.*

Price & Terms

- \$95,000.00
- \$1,306.74/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,530.00
Gross Surveyed Acres: 72.20
Exempt ROW Acres: 2.35
Net Surveyed Acres: 70.35

Lease Status

No current leases.

Conservation Easement

Property is subject to a Wetland Reserve easement in perpetuity. For additional details, contact listing agent.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level.

Drainage

Natural.

Water & Well Information

No known well.

Ingress/Egress Easement

Property is subject to an Ingress/Egress Easement that allows DNR to access their property to the north.

River Access Easement

There is River Access Easement that allows owner of subject property to access the West Fork of the Cedar River for recreational purposes through the neighboring property to the east. This easement runs with the property.

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Maintenance of the easement shall be shared between the subject property and the neighboring landowner to the east. Contact Listing Agent for additional details.

Licensing Disclosure

Seller is a licensed real estate agent in the State of Iowa.

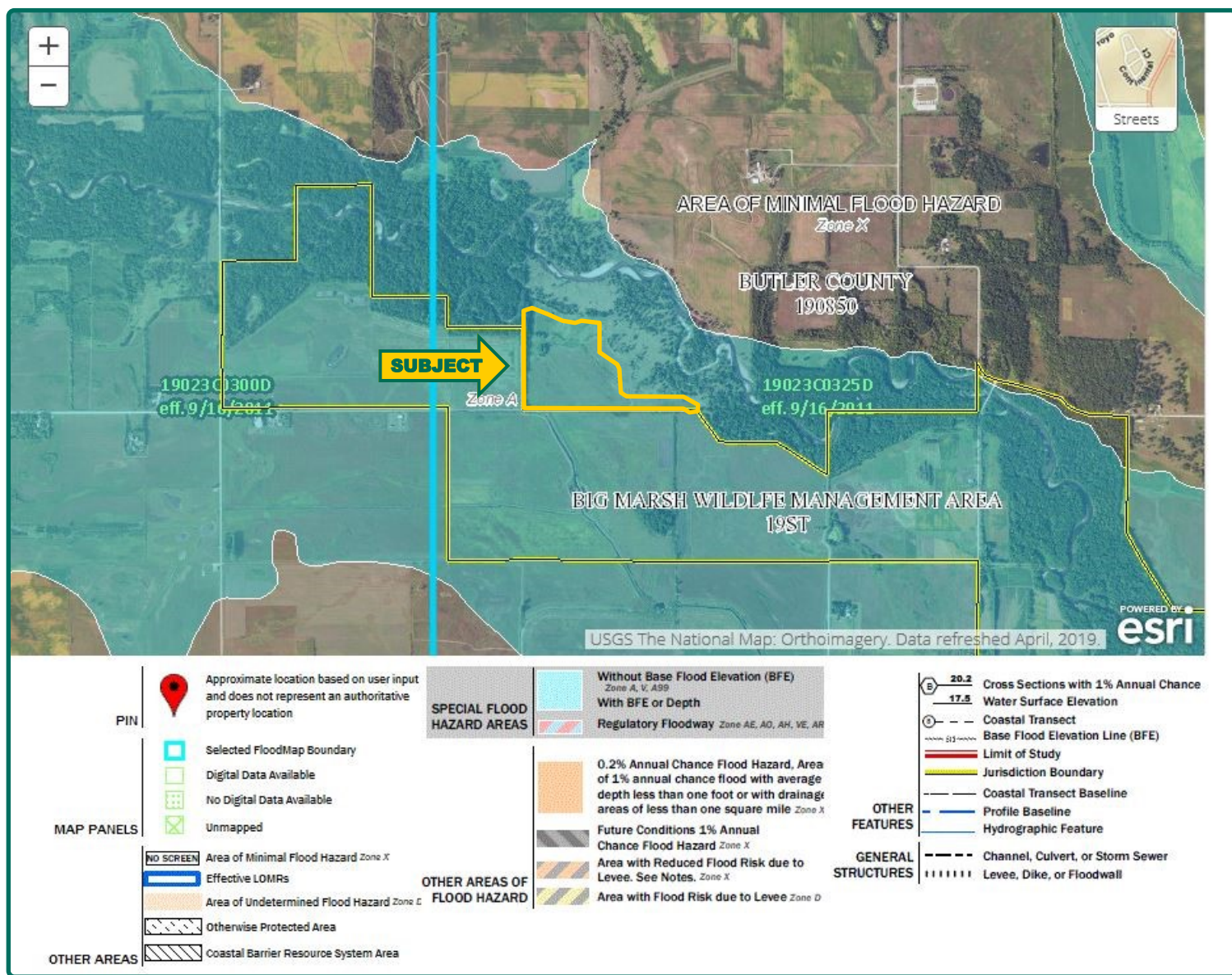
Comments

Secluded, recreational property containing former CRP ground, includes 5 shallow ponds, and access to the West Fork of the Cedar River. Surrounded by DNR land. The entire north boundary is fenced.

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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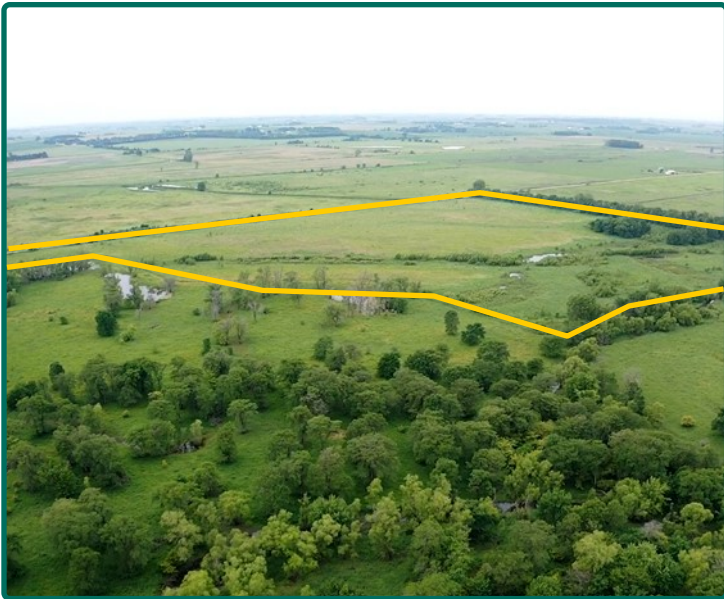
Looking southeast—shallow man-made ponds



Looking south



Looking southwest



Looking northwest

