

# Land For Sale

**ACREAGE:**

**44.00 Acres, m/l**

**LOCATION:**

**Appanoose County, IA**



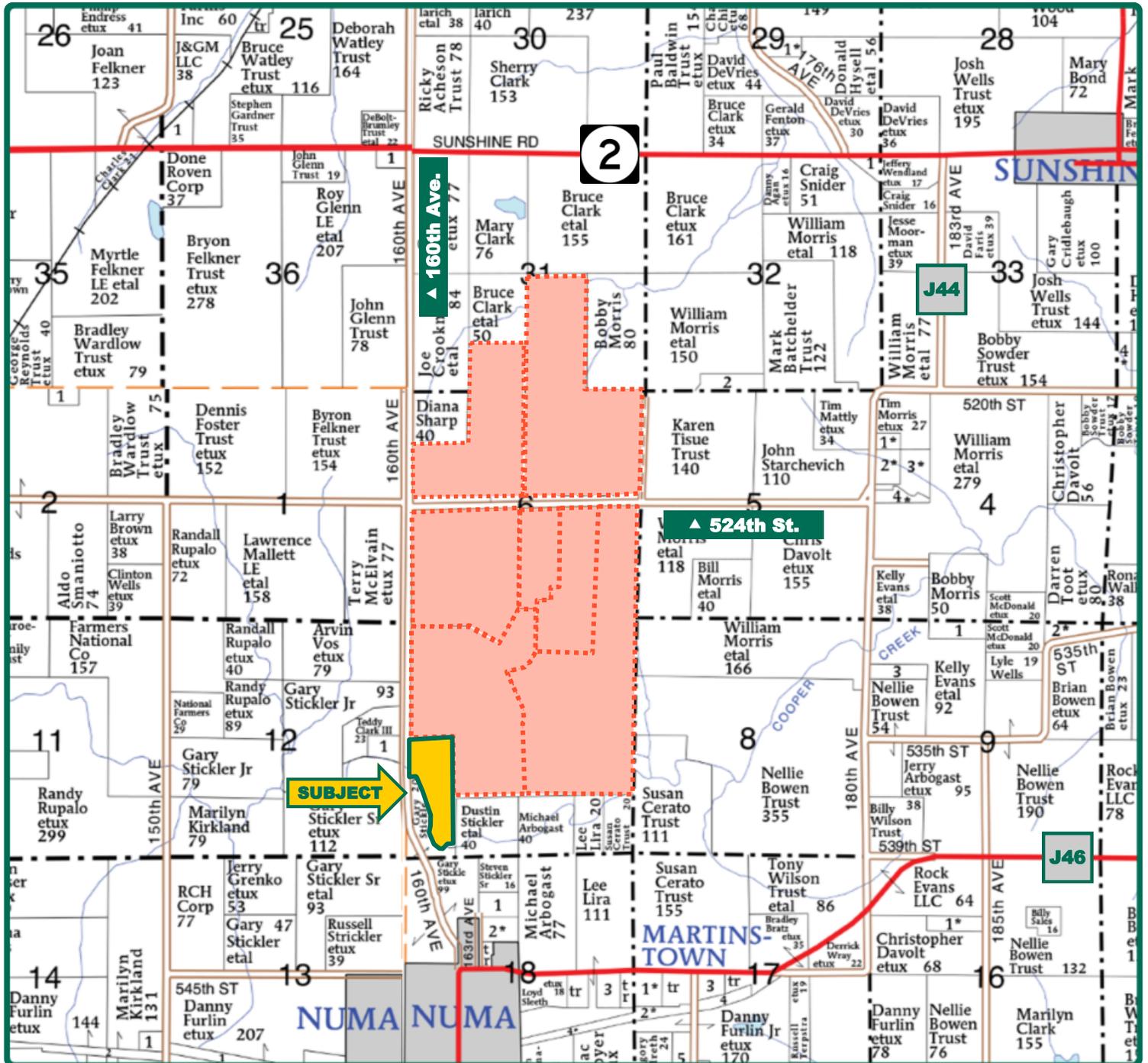
## Property Key Features

- Located 1 Mile North of Numa, IA
- Timber Tract Bordering Cooper Creek
- Hunting and Recreational Potential

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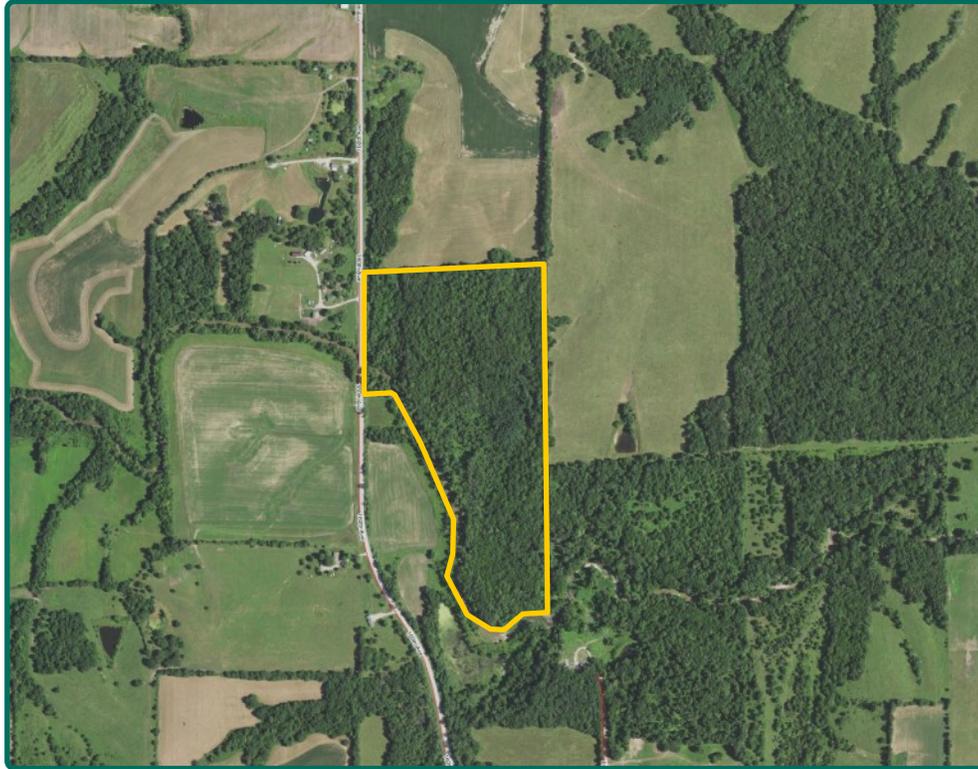
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**Additional Land Outlined  
in Orange**

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## Property Information

**44.00 Acres, m/l**

### Location

From Numa: Go 1 mile north on 160th Ave. The property is on the east side of the road.

### Legal Description

Part of the W $\frac{1}{2}$  SW $\frac{1}{4}$  of Section 7, Township 68 North, Range 13 West of the 5th P.M., Appanoose County, IA.

### Price & Terms

- \$117,600
- \$2,672.73/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2020-2021: \$466.00  
Gross Acres: 44.00  
Net Taxable Acres: 43.50  
Tax per Net Taxable Acre: \$10.71

### Lease Status

Open lease for 2021 crop year.

### Land Description

Rolling to steep.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

Property borders Cooper Creek. No known wells.

### Survey

Final acres subject to boundary survey.

### Additional Land for Sale

Seller has 7 additional tracts of land for sale located in the immediate area. See Additional Land Aerial Photo.

*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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Looking South



Looking North



Looking West



Looking East

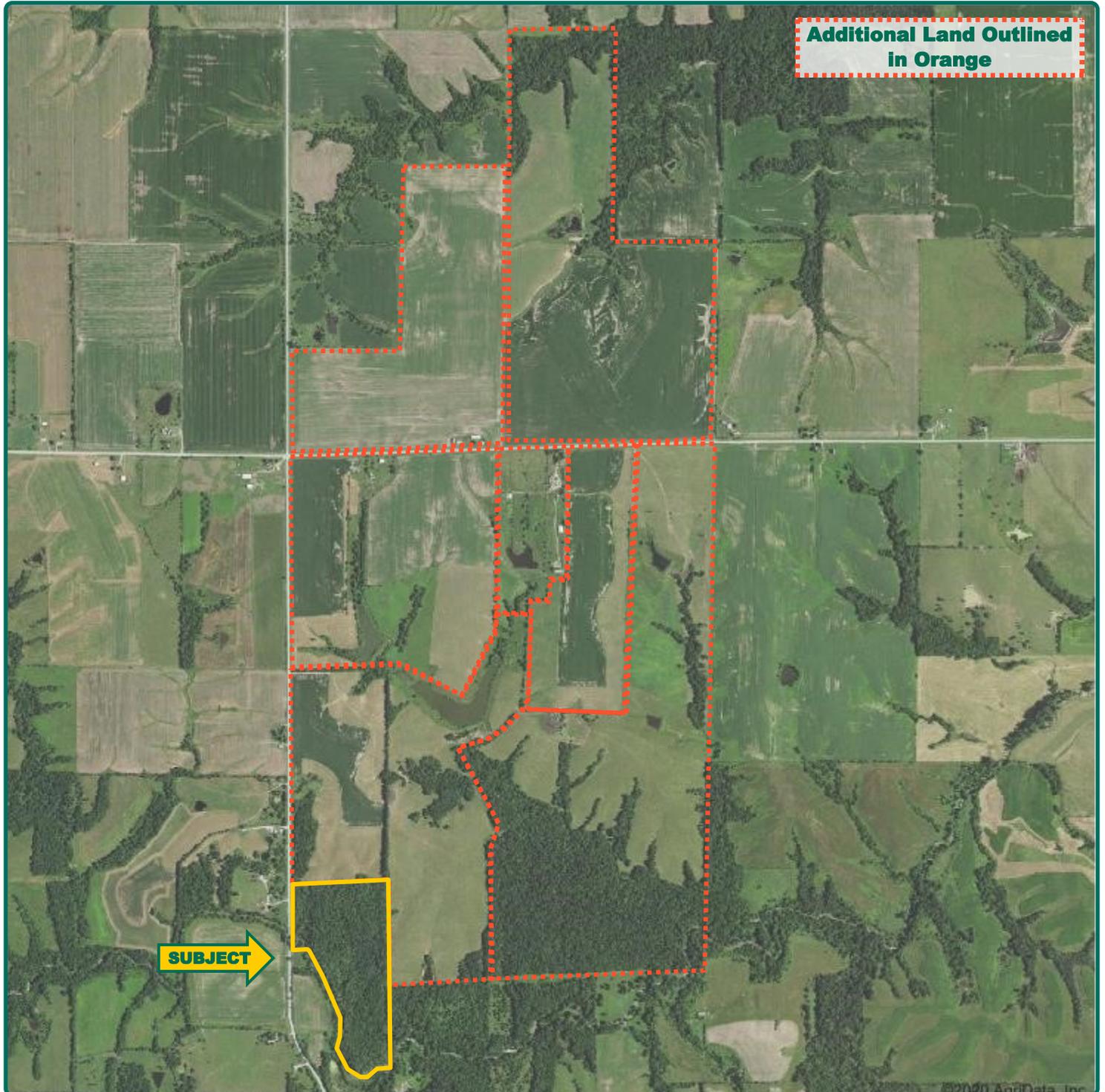


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# Additional Land Aerial Photo



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