

Land For Sale

ACREAGE:

130.00 Acres, m/l

LOCATION:

Jackson County, IA



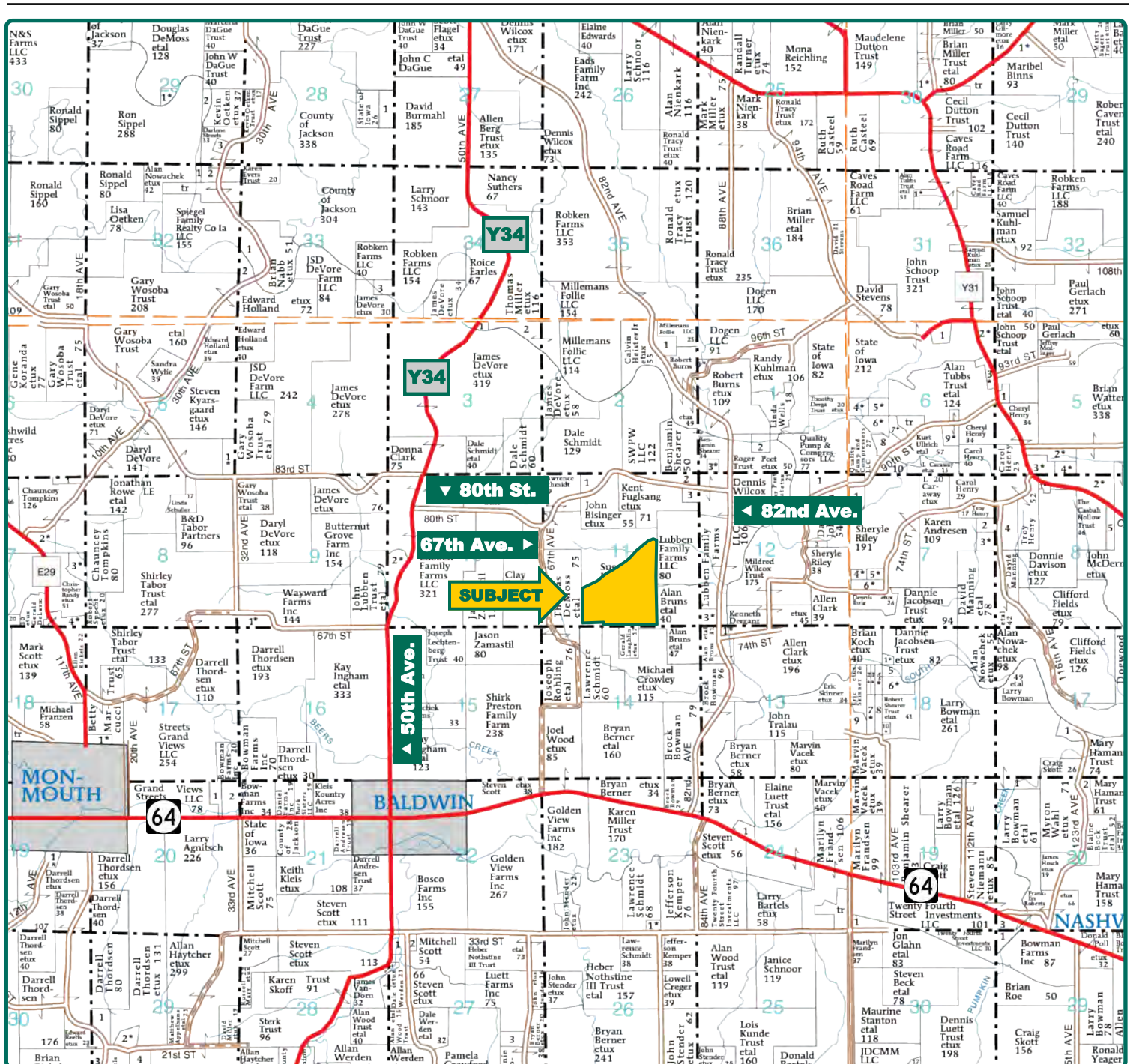
Property *Key Features*

- High-Income Timber Production Potential
- Wildlife & Recreational Opportunities Abound
- Beautiful Views of the Maquoketa River Valley

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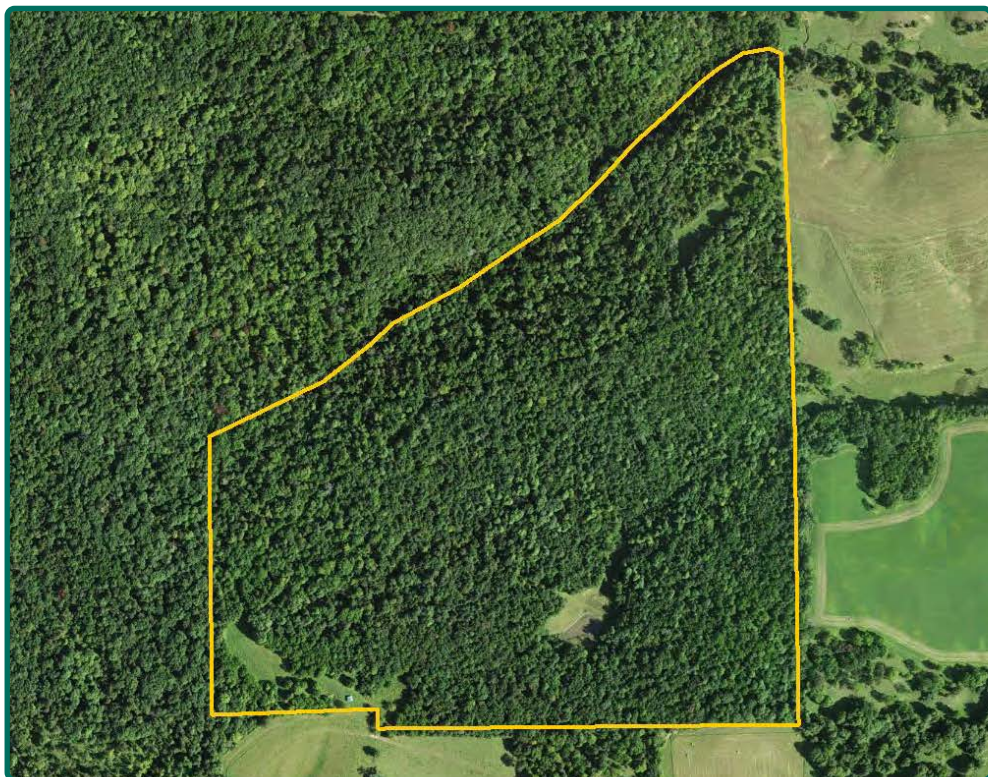


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Forest Reserve Acres: **130.00**

Property Information

130.00 Acres, m/l

Location

From Baldwin: 2 miles north on 50th Avenue, 1 mile east on 80th Street and 1 mile south on 67th Avenue.

Legal Description

The S½ of the NW¼ of the SE¼ and the S½ of the NE¼ of the SW¼ and the SE¼ of the SW¼ and the SW¼ of the SE¼ of Section 11, Township 84 North, Range 1 East of the 5th P.M., Jackson County, Iowa. Exact legal description will be determined by survey.

Price & Terms

- \$650,000
- \$5,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing.

Real Estate Tax

Taxes Payable 2019 - 2020: \$0.00*

Net Taxable Acres: 130.0

**All acres are enrolled into the Forest Reserve Program and are exempt from Real Estate Taxes.*

Land Description

Rolling.

Buildings

Open drying shed with concrete pad.

Easement

Access is in the southwest corner off 67th Avenue through an permanent easement.

Survey

Final acres will be determined by survey.

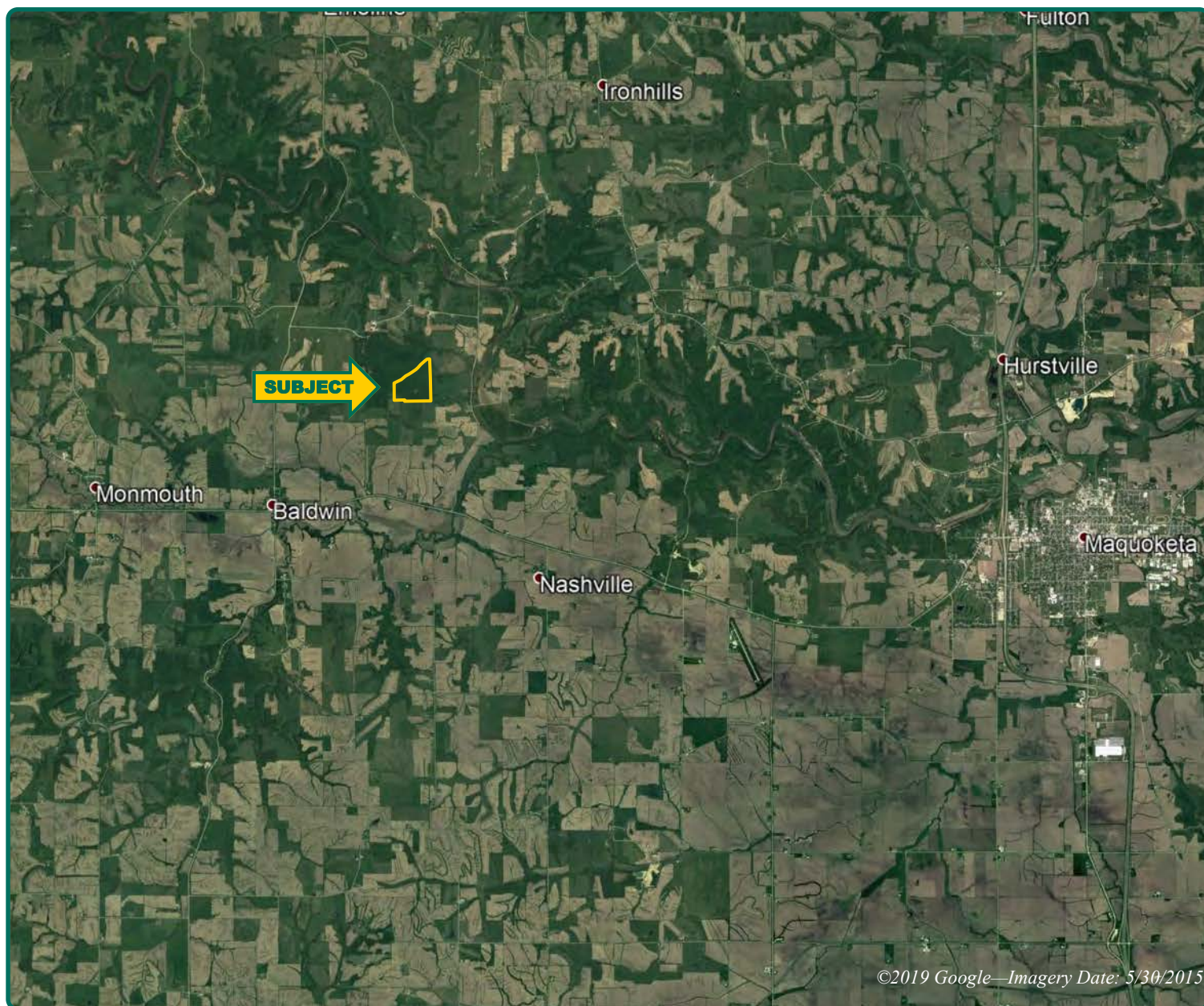
Showings

Showings are by appointment only. Please contact the listing agent to view this property.

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Comments

High-quality timber full of Walnut, White Oak, Red Oak, Sugar Maple, Ash and Hickory. Thirty to forty thousand dollars worth of harvestable timber available for immediate cash flow. Contact agent for

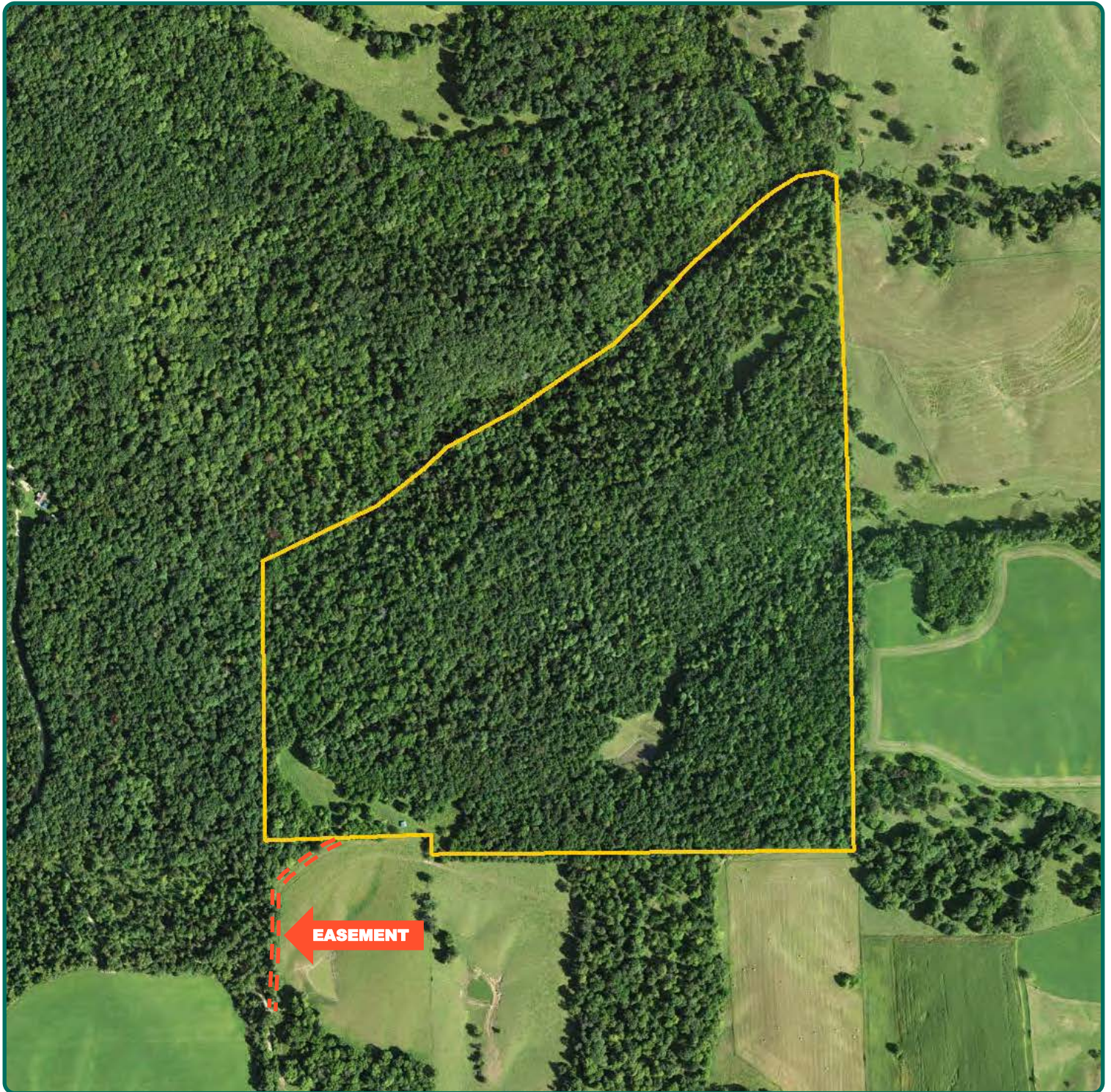
detail. With proper management, this tract could provide a long-term revenue stream. All this plus beautiful views of the Maquoketa River Valley and trophy-class hunting opportunities for deer and turkey. There is even a pond with scenic trails!

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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