

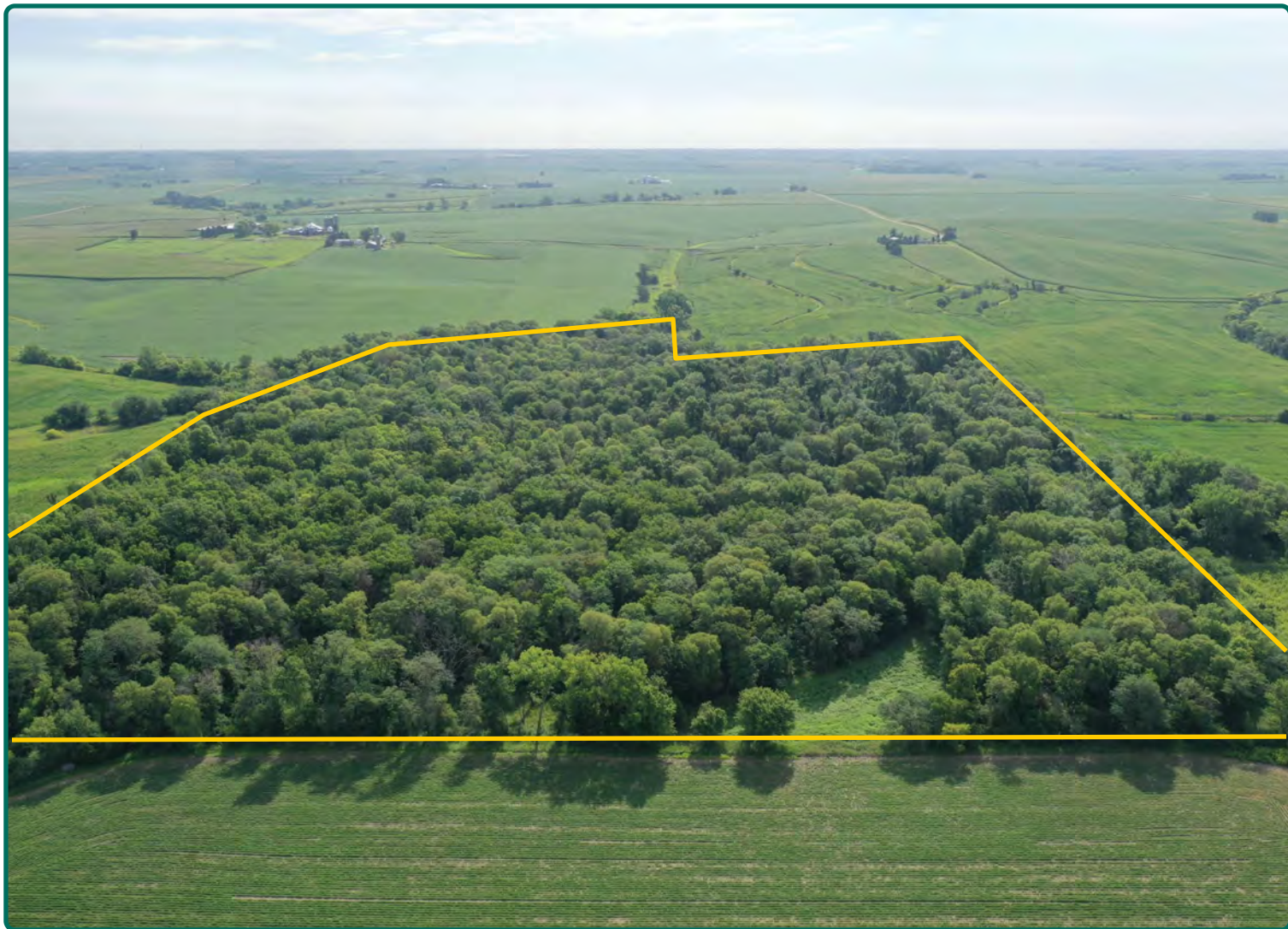
Land For Sale

ACREAGE:

48.00 Acres, m/l

LOCATION:

Hardin County, IA



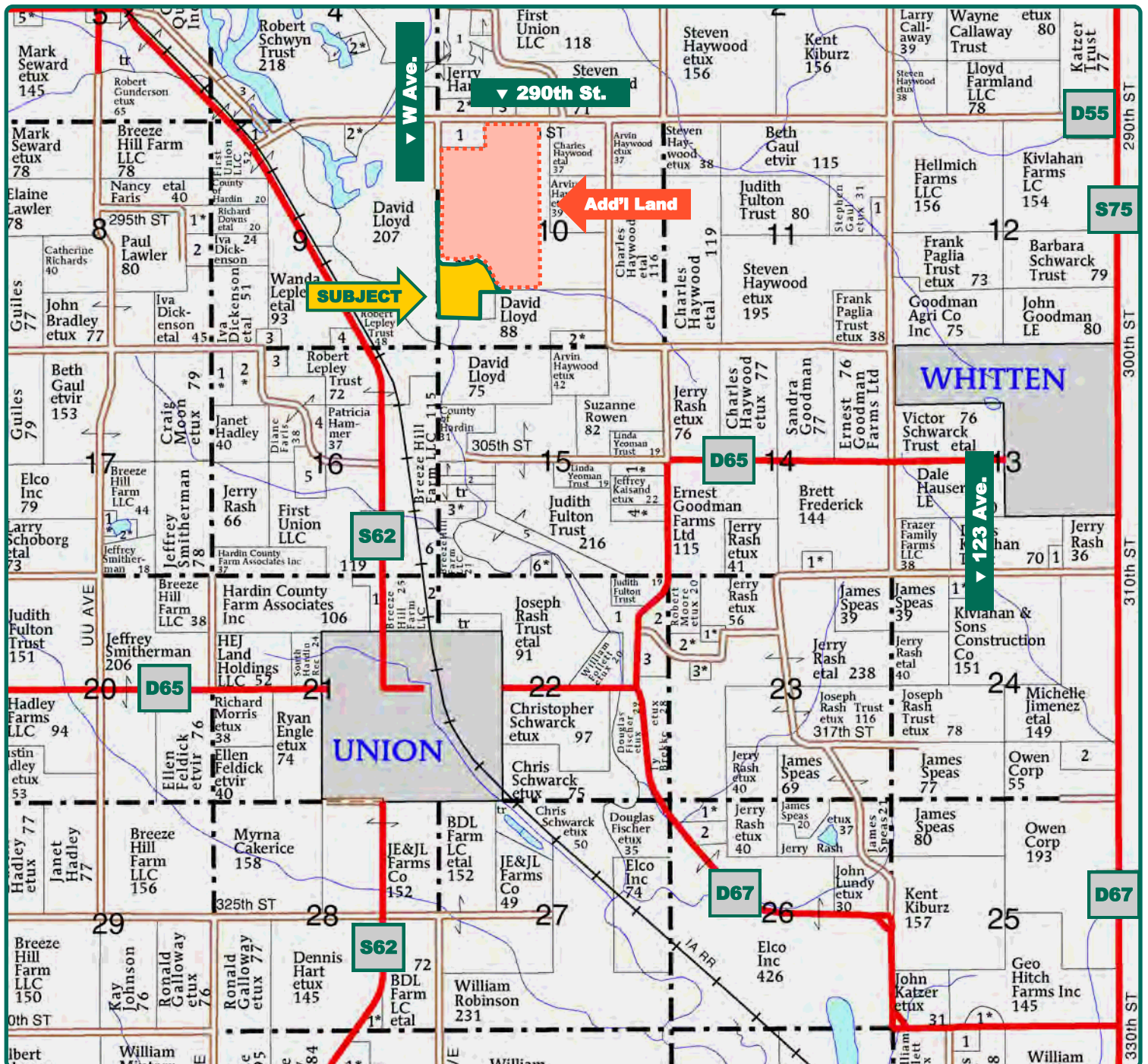
Property *Key Features*

- Four Miles Northwest of Whitten
- Mature Trees and Abundant Wildlife Throughout
- Secluded Hunting Property Near the Iowa River

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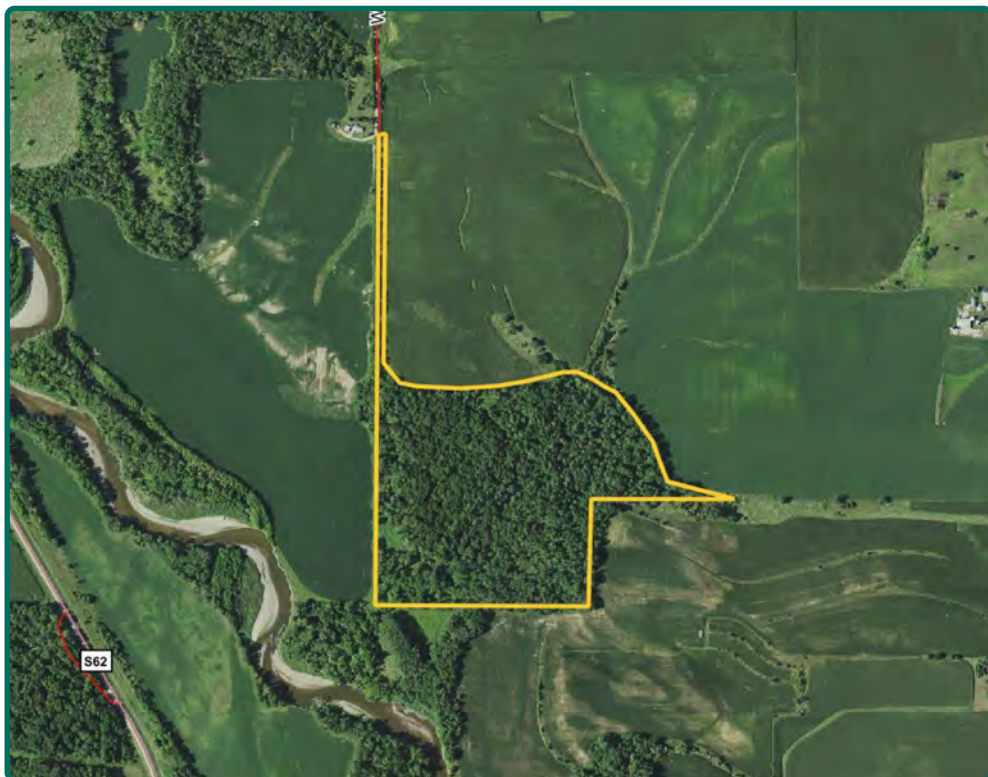


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Forest Reserve Acres: 46.88

Property Information

48.00 Acres, m/l

Location

From Whitten: Head north on S75 for 1½ miles. Head west on 290th Street for 3 miles, then south on W Avenue. Property is at the end of W Avenue.

Legal Description

Tax Parcel #861910300002 and N½ SW¼ SW¼, all in Section 10, Township 86 North, Range 19 West of the 5th P.M. (Union Township)

Price & Terms

- \$285,600.00
- \$5,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2022 - 2023: \$33.55*
Gross Acres: 48.00*
Forest Reserve Acres: 46.88
Net Taxable Acres: 1.12*
Tax per Net Taxable Acre: \$29.96*
Tax Parcel ID #s: 861910300002, 861910300003
**Taxes estimated pending survey of property. Hardin County Treasurer will determine final tax figures.*

Land Description

Level to moderately sloping.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Property Access

Seller will survey and create a lane off of the dead-end road W Avenue to give the Buyer access to property.

Comments

Timber Reserve Program property with amazing recreational opportunities near the Iowa River.

Additional Land for Sale

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

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East Looking West



Access to Property



Timber



Timber

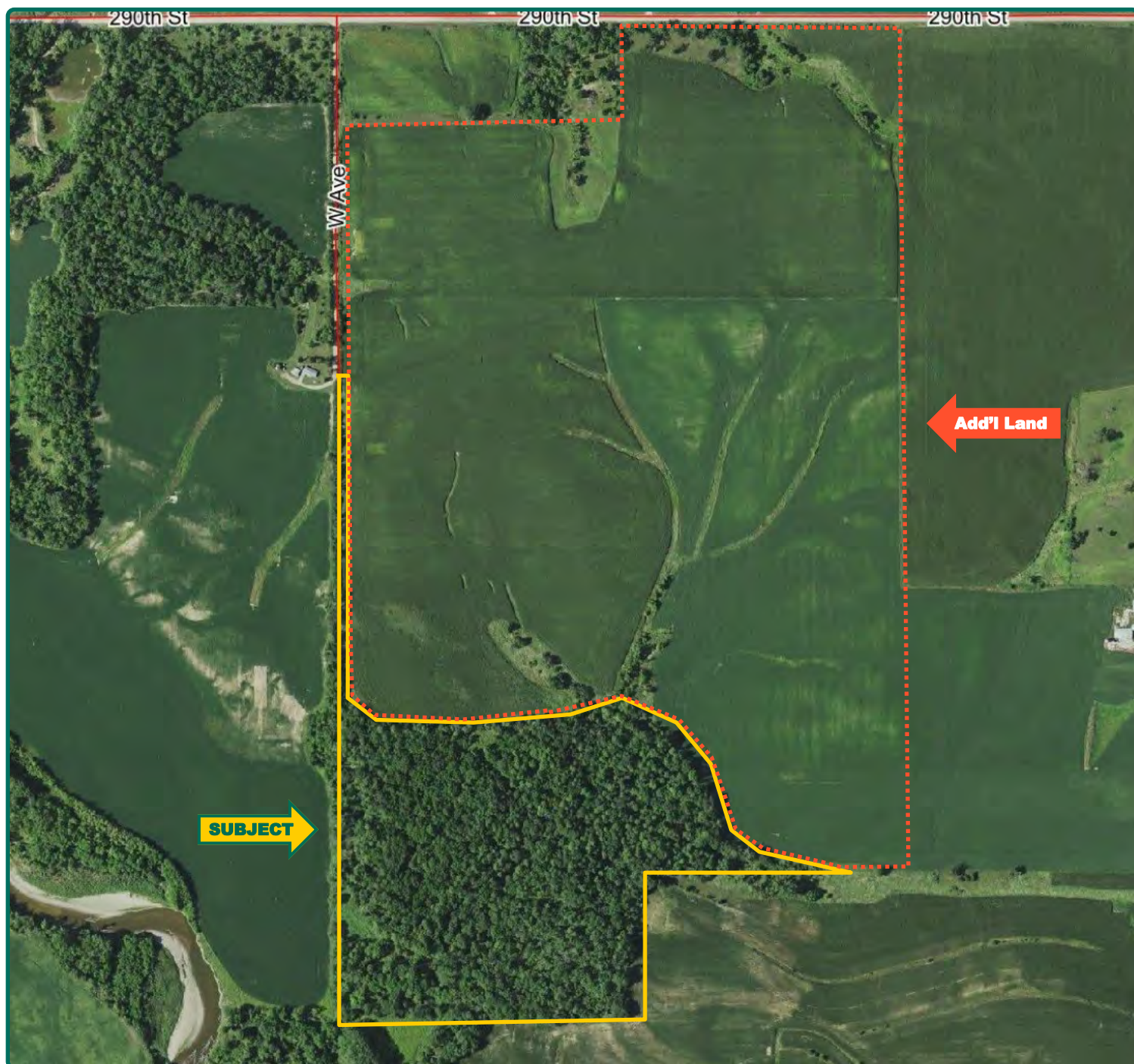


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Additional Land Aerial Photo



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