

Warren County

LAND FOR SALE

40 ACRES_{M/L}

LISTING #17122

PRICE REDUCED!

PRIME HUNTING LAND & CABIN!

**JEFFREY T. OBRECHT**

C: 515-689-1648 O: 641-648-5065

Jeff@TheDirtDealer.com

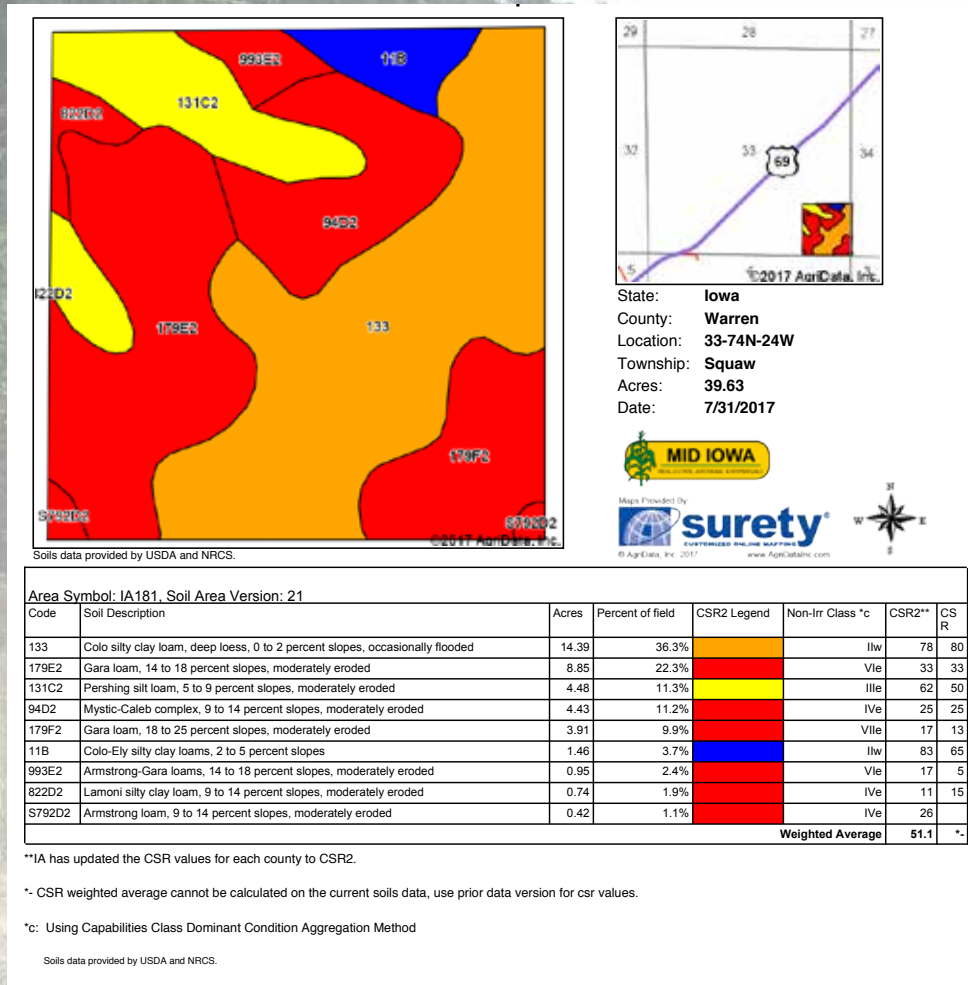
Iowa Falls, Iowa

**ARCHIE KUNTZ**

C: 641-510-2109

Archie@TheDirtDealer.com

TOTAL SOILS MAP 40A M\L



LISTING #17122

PRICE: \$240,000

DESCRIPTION: This property consists of 40 acres m/l, of which there are 40 taxable acres. This property is an exceptional hunting and recreational property. Located on the Warren/ Clarke county line, just off of Highway #69 south of Medora, Iowa. This property is as secluded as it gets with a 40' easement that is ¼ mile long. There are two large wild raspberry patches, and most of the noxious weeds have been cleared. A stocked pond is located within 200' of the cabin. A permanent turkey blind is also a part of this great property, which is teeming with deer. This is a one of a kind property and one needs to see it to believe it!

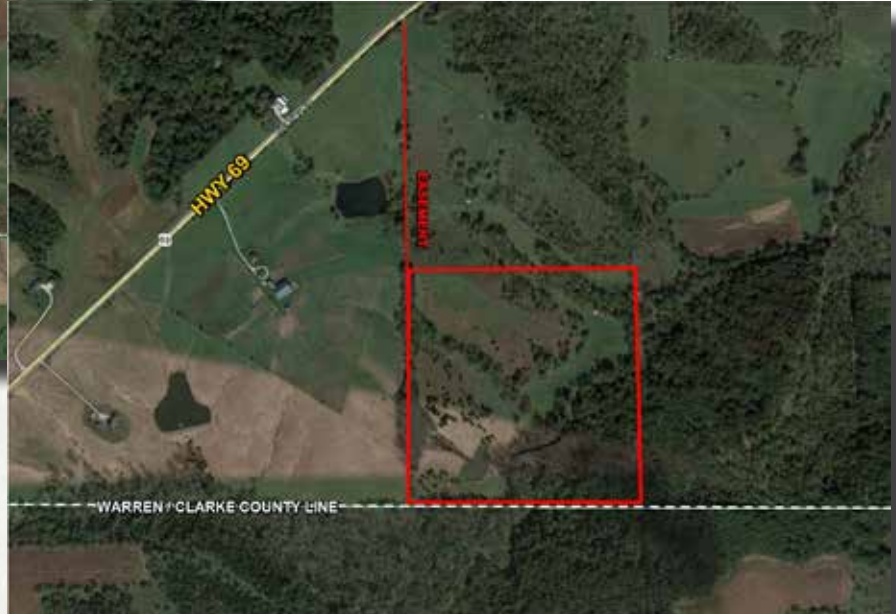
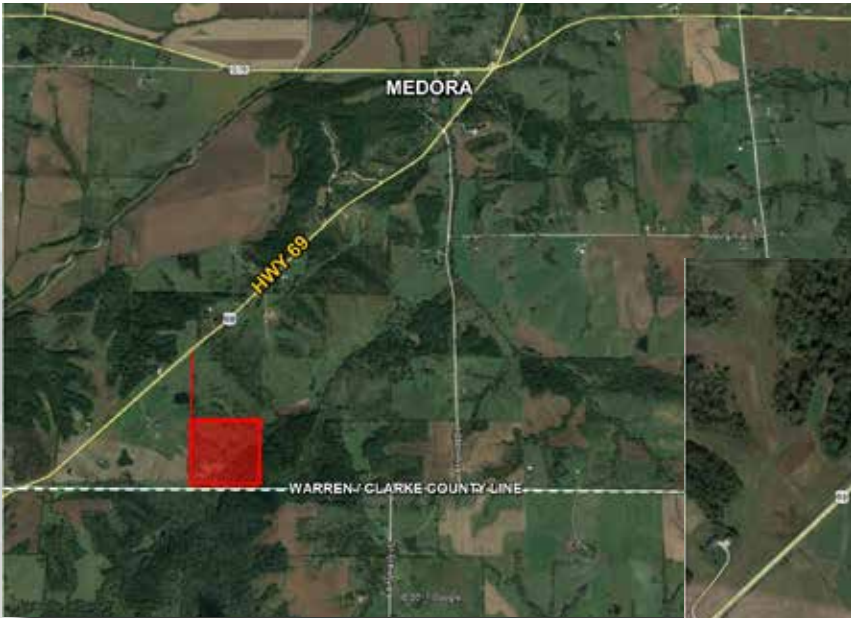
DIRECTIONS: From Indianola, Iowa, take Highway #65/#69 south, continuing on Highway #69 south when #65 & #69 split. Take Highway #69 south through Medora and then continue about 2 miles. Access to the subject property is on the east side of #69 at 911 property #24467. Please watch for real estate signs.

LEGAL DESCRIPTION: The Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Thirty-three (33), Township Seventy-four (74) North, Range Twenty-four (24), West of the 5th P.M, Warren County, Iowa. Please refer to abstract for exact legal description.

FARM PROGRAM INFORMATION: This property has no FSA information as it has never been in the farm program as there is no crop history.

FARM LEASE: This property has no farm lease and has no hunting easements. It is privately owned and has only been owner hunted.

IMPROVEMENTS: This property has a modern hunting cabin that is approximately 10 years old. The cabin has vinyl siding, an asphalt roof, and a leisure porch. The interior consists of a living area, kitchen, loft, rear storage porch and a bath w/ shower. A wood burner heats this cozy cabin with a window air conditioner for the warmer months of use. There is also a maintenance shed that houses a portable generator. Along with all of the above included is a Mahindra Utility tractor, rotary mower, generator, and some other miscellaneous implements.



LISTING #17122 TERMS AND CONDITIONS

SALE METHOD: This property will be sold as one tract of 40 acres m/l along with the permanent easement for access.

TAXES: \$488/year or \$12.20/taxable acre. Property taxes will be prorated to date of closing.

MINERALS: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

EARNEST PAYMENT: A 10% earnest money payment is required with any offer. The earnest payment may be paid in the form of cash or check. All funds will be held in the Mid Iowa Real Estate, Auctions, & Appraisals or named attorney's trust account.

POSSESSION: Possession will be granted at closing. Closing to be held within 30 days of acceptance of offer by all parties.

CONTRACT AND TITLE: On acceptance of the offer by all parties, the earnest money will be deposited as stated above. The Seller will provide a current abstract at their expense. Sale is not contingent upon buyer financing, unless offer is made subject to financing. Seller to pay all escrow closing costs.

CLOSING: Closing will occur within 30 days of the acceptance of an offer by all parties.

SURVEY: At the Seller's option, if necessary, the Seller shall provide a new survey where there is not an existing legal or where new boundaries are created. The Seller will be responsible for any survey costs.

ATTORNEY: Erin Herbold-Swalwell

SELLERS: Kathryn Mongar

This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold on an "As is—Where is" basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All map boundaries are approximate, and photographs used may or may not depict the actual property. Buyer is encouraged to perform their own investigation of the property prior to making an offer.

For more information please visit our website
and look up listing #17122.
www.TheDirtDealer.com



JEFFREY T. OBRECHT
C: 515-689-1648 O: 641-648-5065
Jeff@TheDirtDealer.com
Iowa Falls, Iowa

Warren County **LAND FOR SALE** **40 ACRES**_{M/L}



JEFFREY T. OBRECHT
615 Washington Ave.
Iowa Falls, Iowa 50126

For more information please visit our website
and look up listing #17122.
www.TheDirtDealer.com



MID IOWA

REAL ESTATE, AUCTIONS, & APPRAISALS

www.TheDirtDealer.com



Mid Iowa Real Estate, Auctions, & Appraisals and its representatives have an agency agreement with the seller or may have a consensual dual agency agreement with both buyer and seller.