

## Poweshiek County Land For Sale

69 acres m/1 - Section 7, Washington Township

**Description:** 69 acres m/1 of timber and land to be sold in 2 separate tracts of 33 and 36 acres each. Two wooded tracts with spectacular views, perfectly situated for a secluded building site. Property currently has 44.72 acres enrolled in the forest reserve with annual taxes of \$416.00.

Buy one tract or buy both, keep it all or sell off what you don't need. This is a premium hunting location with a small pond on tract #2. Property is conveniently located just off Highway 146, south of I-80 at the Grinnell exit. Location, Location, Location!

**Tract 1:** 33 acres m/1 - \$300,000

**Tract 2:** 36 acres m/1 - \$325,000

### *Agents*

Vince Johnson III  
(641) 891-5326

Vince@[IowaLandSales.com](mailto:IowaLandSales.com)

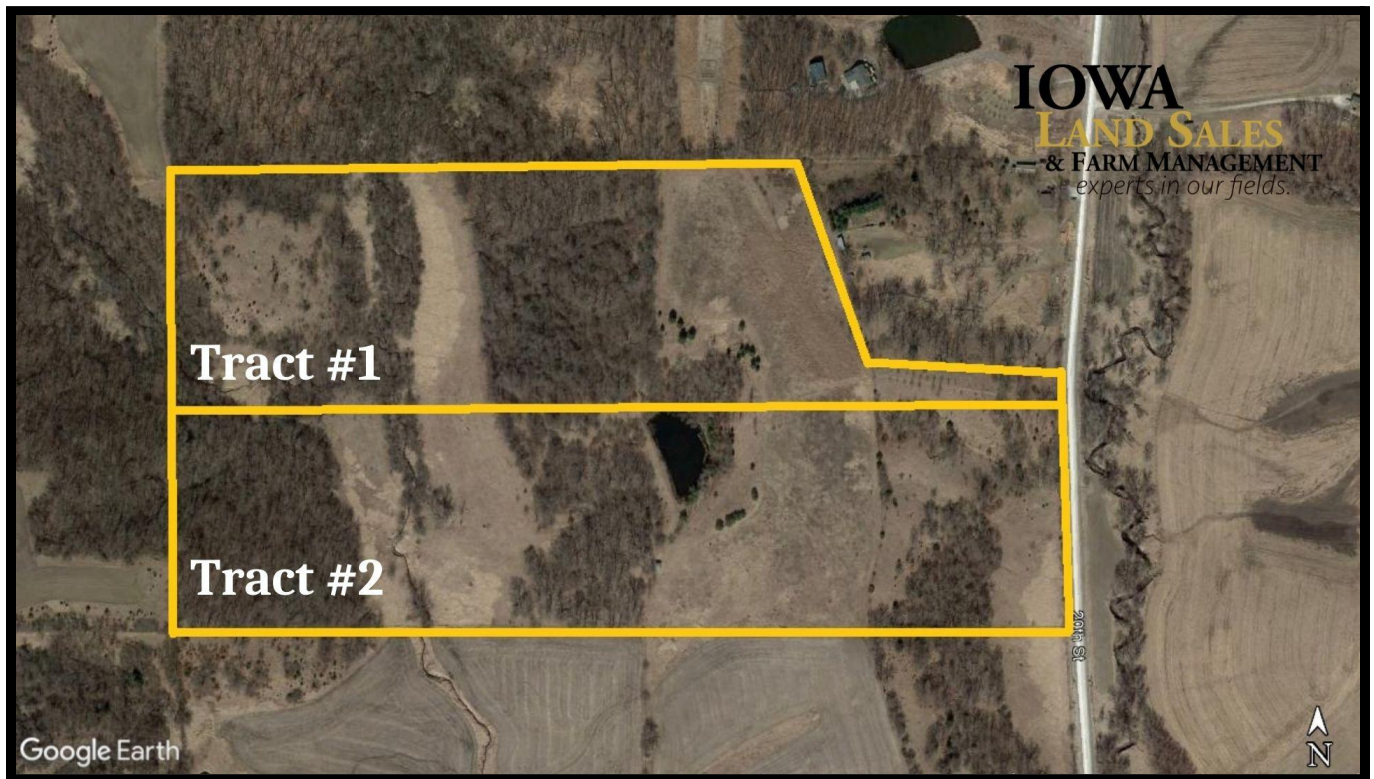


Matt Mann  
(641) 990-4016

Matt@[IowaLandSales.com](mailto:IowaLandSales.com)



## *Property Information*



### *Current Net Taxes*

\$416.00/year

### *Possession*

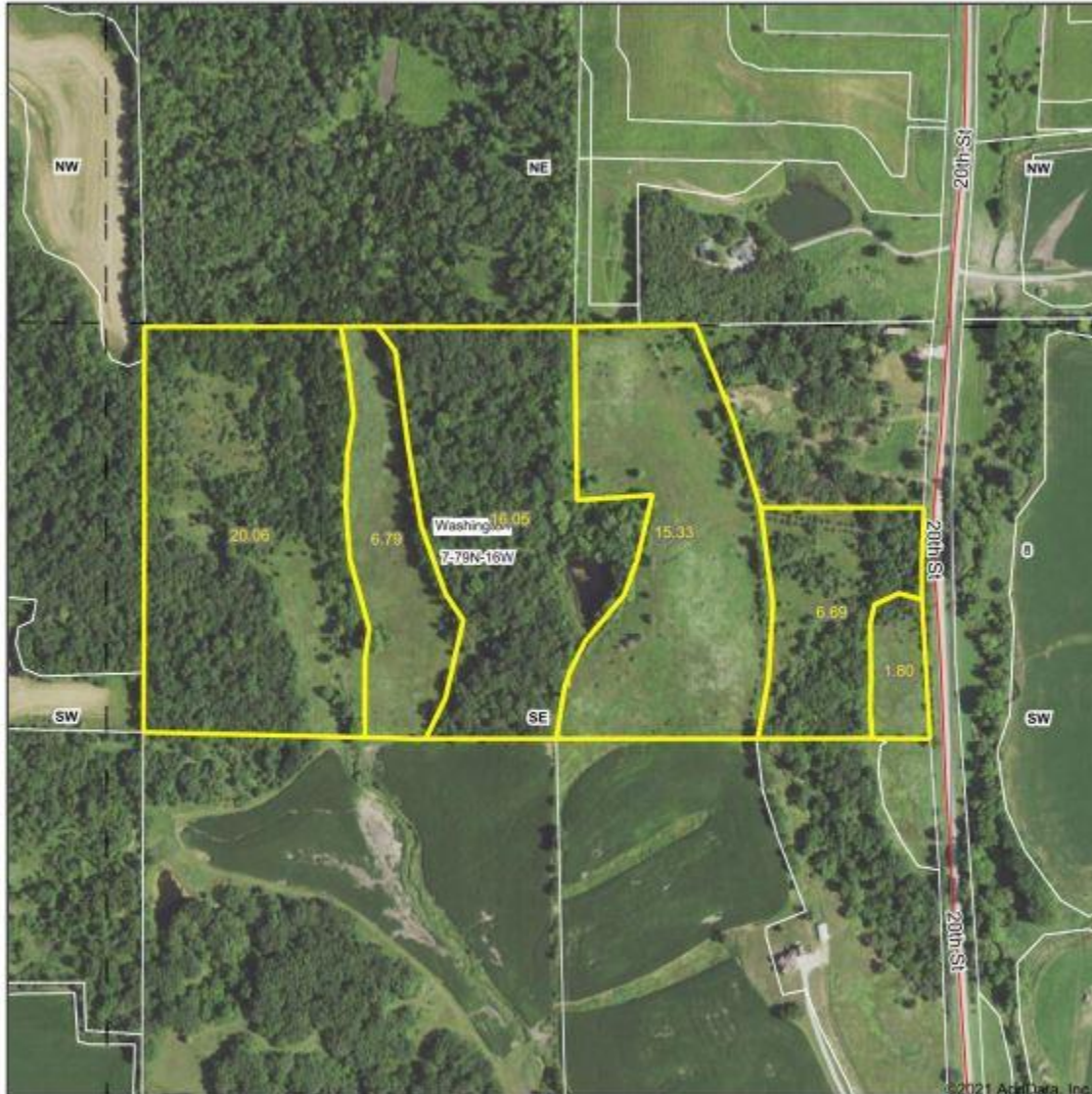
Possession will be granted to the buyer at closing.

### *Directions*

From I-80, Grinnell, IA exit, head south on IA-146 for approximately 5 miles, then turn right onto 440<sup>th</sup> Ave for 1 mile, then turn right onto 20<sup>th</sup> Street for about .5 miles. Subject property will be on the left.

*FSA Map*

**Aerial Map**



**IOWA**  
**LAND SALES**  
 & FARM MANAGEMENT  
*experts in our fields.*

Map Center: 41° 39' 53.05, -92° 45' 4.91

0ft 498ft 996ft

Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 10 Apple Valley, IA 50201 www.AppleValley.com

**7-79N-16W**  
**Poweshiek County**  
**Iowa**



7/13/2021

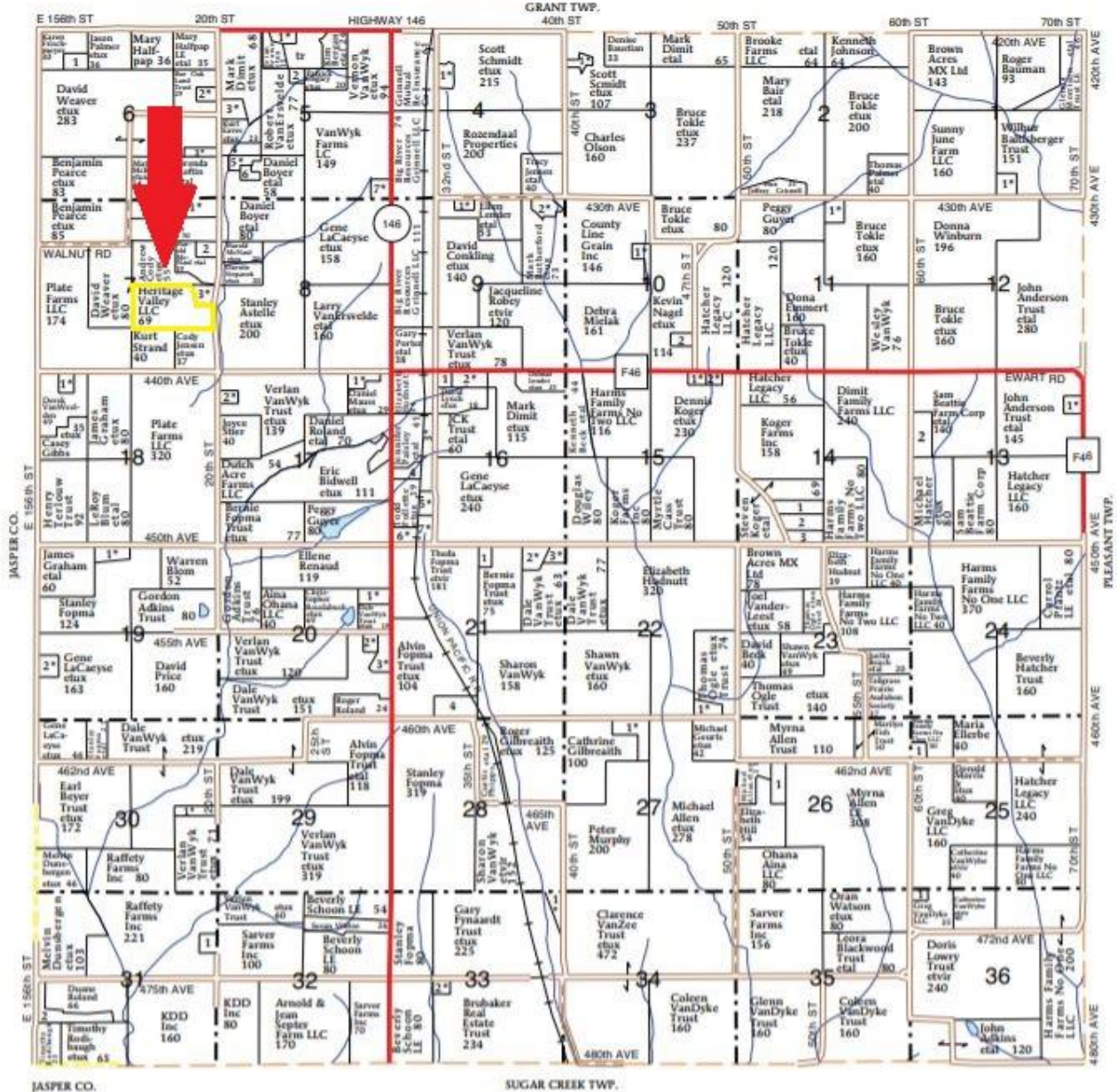
Field borders provided by Farm Service Agency as of 5/21/2008

*Plat Map*

T-79-N

WASHINGTON PLAT

R-16-W



## *Sales Terms & Announcements*

**Method:** This property will be offered for sale as either one or two tracts. Iowa Land Sales and its representatives are acting as agents of the seller.

**Contract & Earnest Payment:** A 10% earnest money payment is required upon acceptance of offer and balance will be due at closing.

**Closing & Possession:** Closing date will be on or about 30 days upon acceptance of offer. Possession will be granted to the buyer at closing, subject to the tenant's rights.

**Announcements:** All property is sold on an "As is, Where is" basis. No warranty or guaranty, either expressed or implied, is made by the seller. Sale is subject to all covenants, leases and easements of record. Conducting inspections and due diligence is the responsibility of each party and at their own risk.

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