

BOONE COUNTY, IOWA

RECREATIONAL ACREAGE FOR SALE



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

- GREAT HUNTING GROUND
- POTENTIAL PASTURE INCOME
- LOCATED 50 MINUTES FROM DES MOINES
- 10 MINUTES FROM HIGHWAY 30

ASKING: \$570,659
77.11± ACRES

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This property is a hunter's haven with added potential for pasture income. The home has a classic country feel and provides a wonderful canvas for someone ready to add their own modern touches. Just 50 minutes from Des Moines and 10 minutes from Highway 30, it's the perfect balance of recreation, income opportunity, and convenient access. The property is composed of one tract of land totaling 77.11 +/- acres, more or less, in Sec 14-84N-27W.

Location of Property: 1045 188th Rd, Boone, IA 50036, situated just 3.5 miles northwest of Boone, Iowa.

Directions to the Property: From Boone, head North on Marion St toward W 9th St for 0.2 miles. Then turn left onto W 12th St for 0.9 miles. Turn right onto Mallard Ave for 0.9 miles. Continue onto 188th Rd for 1 mile. Then turn left to stay on 188th Rd for 1.2 miles. The property will be on the right (North).

Legal Description: Sec 14-84N-27W. (Parcel IDs: 088427143400001, 088427143100001, 088427144350001, 088427144350002, 088427144350003, 088427144350004, 088427144350005, 088427144350006, 088427144350007)

Taxes: \$2,380 Estimated

Zoning: A - Agriculture

Occupancy: Single Family

Style: 1 Story Frame

Year Built: 1940

Roof: Asphalt Shingle

Total Gross Living Area: 1,711 SF

Exterior Material: Masonite Siding

Bedrooms: 4

Bathrooms: 1 Standard, 2 Half Bath

Central Air: Yes

Heat: FHA-Gas

Buildings:

- Shed: 20 x 24 (1962)
- Shed: 10 x 20 (1920)

Recent Home Improvements:

- New Siding
- New Shingles
- New Furnace

Utilities/ Average Bills

- Water: Xenia \$110 a month
- Electric: Midland Power \$325 a month
- Garbage: Walter's \$35 a month
- Gas: New Century \$120 a month
- Internet: Starlink (Satellite) \$120 a month
- House Insurance: SafeCo \$350



TERMS & CONDITIONS:

Sales Method: The real estate will be offered as 1 tract(s) of land.

Survey: At the buyer's option and expense, they can have the property surveyed if desired. The final contract price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: The real estate taxes will be pro-rated to the day of closing.

Earnest Payment: Earnest money will be agreed upon by both buyer(s) and seller(s) with the acceptance of the offer. The payment may be in the form of a cashier's check, personal check, company check, or wired funds. Earnest money will be deposited in the Jordan & Mahoney Law Firm P.C. Trust Account.

Closing: John Jordan, attorney at Jordan & Mahoney Law Firm P.C., will be the closing attorney. The sale closing will be an agreed-upon date by both parties. Certified funds will be required at the time of closing for the remaining balance of the purchase. The balance shall be paid in the form of certified funds upon closing.

Possession: Possession will be granted at closing, or such other date agreed to by both parties.

Agency: Whitaker Marketing Group stipulates that they are representing the seller exclusively in this transaction.

Notice: All information contained in this brochure has been obtained from sources considered to be reliable. However, bidders are invited to inspect the property and make their own investigations with respect thereto. This sale is subject to all easements, covenants, leases, and restrictions of record. All sales are presumed to be made by the individual judgment of the purchaser. 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. Seller reserves the right to reject any and all bids/offers.

Seller(s): Jo Ann Martin Estate



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