

Buena Vista County, Iowa Acreage For Sale



3.05 acres - 2073 430th St., Marathon, IA
includes option to lease 142 adjoining acres

Location: 2 miles north of Marathon on blacktop M54

Legal: A tract of land located in the South Half (S1/2) of the Southeast Quarter (SE1/4) of Section Five (5), Township Ninety-three (93) North, Range Thirty-five (35) West of the 5th PM, Buena Vista Co., Iowa. Tract contains 3.05 surveyed acres.

Real Estate Taxes: \$ 994 .00 annual est.

Possession: At closing

Price: \$159,500.00

Home - 1840 sq. ft. Craftsman style 1-1/2 story, 3 bedroom, 1-1/2 bath home has a spacious living room, beautiful original woodwork and hardwood flooring . Central air, oil furnace, new well in 2002, electricity from REC.

Outbuildings - 50 x 100 metal pole building built in 1976, 32 x 40 barn and a 16 x 24 tool shed. All outbuildings are in excellent condition.

Brokers Note: You will want to see this acreage with an outstanding home, an excellent set of outbuildings and the opportunity to farm an additional 142 adjoining acres of farmland. Located on a hard surface road in the Webb / Marathon/ Sioux Rapids area.

Clifford and Betty Hansen, owners

Jon Hjelm / The ACRE Co.

Chuck Sikora - Ben Hollesen

Spencer, Iowa

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Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm/The Acre Co.