

LAND AVAILABLE | LISTING #14504

# JASPER COUNTY, IOWA



**67.26** ACRES M/L



**BRYAN BERGDALE** | 712.251.8588 | [BRYAN@PEOPLES COMPANY.COM](mailto:BRYAN@PEOPLES COMPANY.COM)

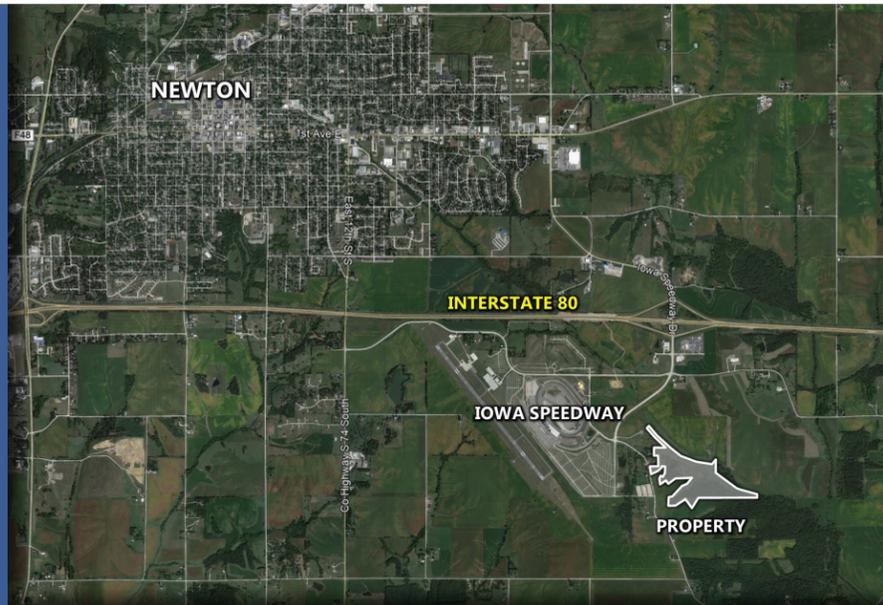
# JASPER COUNTY, IOWA

## DESCRIPTION

Offering 67.26 acres m/l in Jasper County, Iowa. Bordering the City of Newton on the southeast side, the property has great access to the interstate and proximity to various amenities like Wal-Mart, Theisen's, Love's Truck Stop, and the Newton Airport.

Numerous possibilities exist with approximately 27 acres of timber, 39.5 acres m/l of pasture, and a pond just under one acre. This property is perfect for a building site just outside of town, a hunting farm, or pasture for cattle. The fence has been adequately maintained and the pasture acres have been well managed to continue to run livestock. The small pond and creek are capable of holding water year around. The creek flows southeast into Elk Creek. Heavily timbered draws not only provide adequate cover for livestock, but also a refuge for deer and turkey offering great recreational opportunities.

There are several different options for building sites with timber and great views on the property. There is a sewer lift site that lies just to the northwest of Iowa Speedway Drive. A 2 1/2 inch water line lies on the west side of Lincoln Street.



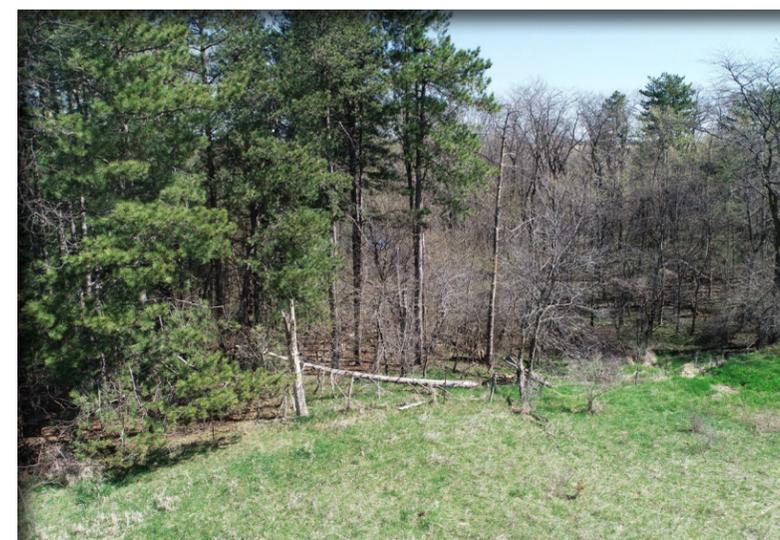
## DIRECTIONS

Heading East on Interstate 80, take Exit 168 toward Iowa Speedway Drive. Turn right (south) on Iowa Speedway Drive for one third of a mile until you reach Lincoln Street. Turn left (southeast) on Lincoln Street for one third of a mile and the farm will lie on the east side of the road.

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**\$252,225** OR \$3,750/ACRE

## DETAILS

MLS Number: 581178  
Parcel Number: 1407100009, 1312400008 & 1312200020  
School District: Newton  
General Area: Southeast of Newton, Iowa  
Net Taxes: \$1,056.00  
Possession: At Closing Subject to Tenant's Rights  
Terms: Cash, Conventional





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