

# Buena Vista County, Iowa **Acreage For Sale**



**3.05 acres - 2073 430<sup>th</sup> 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 5<sup>th</sup> 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**

**712-262-3529 [theacreco.com](http://theacreco.com)**



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