

**ALLEN
REAL ESTATE
COMPANY, LLC** _____

**website www.allenrealestateco.com
Strawberry Point office 563-933-4411
Monona office 563-539-4136
241 arc lane/box 311 Monona, IA 52159**

Property Address: 19 Acres D Avenue, Arlington, IA 50606

Legal Description: S 1/2 SW SW 3-92-19

Terms: Cash-Seller agrees not to harvest any standing timber during the listing period.

Owner: Kevin K. and Dawn M. Richards

Possession: Upon closing

Price: \$76,000

Taxes: \$268/yr.

Directions: There is not a 911 address established for this parcel. This property is approximately 1 mile North of 10879 D. Ave., Arlington, on the East Side of D. Ave.

Remarks:

19 acres of heavily wooded mature and marketable timber. Excellent hunting and recreational opportunities. Hard surfaced road. Access is located in the far SW corner of the parcel. No driveway exists. The area located along the creek bed is located in a flood plain. THE ABSENTEE LANDOWNER HAS NO KNOWLEDGE OF BOUNDARIES. BUYERS ARE ADVISED TO OBTAIN A PROFESSIONAL SURVEY TO ESTABLISH PROPERTY LINES.
Beacon Fayette County Parcel ID#1603300006



The following information, although believed to be accurate, is no guaranteed or warranted by the listing office.