

**ALLEN**  
**REAL ESTATE**  
**COMPANY, LLC** \_\_\_\_\_

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**Monona office 563-539-4136**  
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**Property Address: 33847 Crystal Rd, Strawberry Point, IA 52076**

**Legal Description: 37.21 Acres SE SW 31 92 5, Clayton County, Iowa Parcel ID #14-31-376-001 & 40 Acres SW SE 31 92 5, Clayton County, Iowa Parcel ID# 14-31-451-001**

**Owner: Keith Farmer**

**Price: \$14,900/per acre**

**Terms: Cash-Conventional**

**Acres: 77.21**

**Possession: Upon closing**

**Taxes: \$1,912/yr.**

**Buildings: 36x52 machine shed, 16x26 storage garage & 2 small tool buildings**

**Amenities: Electric, Functioning well, Water to both sides**

**Remarks: A beautiful, long-time family owned 77.21 acre opportunity to purchase a building site and an endless country view. A working well system as well as an updated septic system provide an easy start for any construction ideas. A 36 x 52 shed on the East side parcel is fed with water and power from the West side parcel where a maintenance building and two additional storage sheds give ample space for any recreational or agricultural purposes. A pond structure and mixed timberland complete this rare property. Don't miss this chance to own part of the beautiful rolling hills of Clayton County Iowa!**



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