

ALLEN
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COMPANY, LLC _____

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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 & W 1/4 S 1/2 NW SE 31 92 5 Parcel ID #14-31-403-00

Owner: Keith Farmer

Price: \$14,900/per acre

Terms: Cash-Conventional

Acres: 82.21

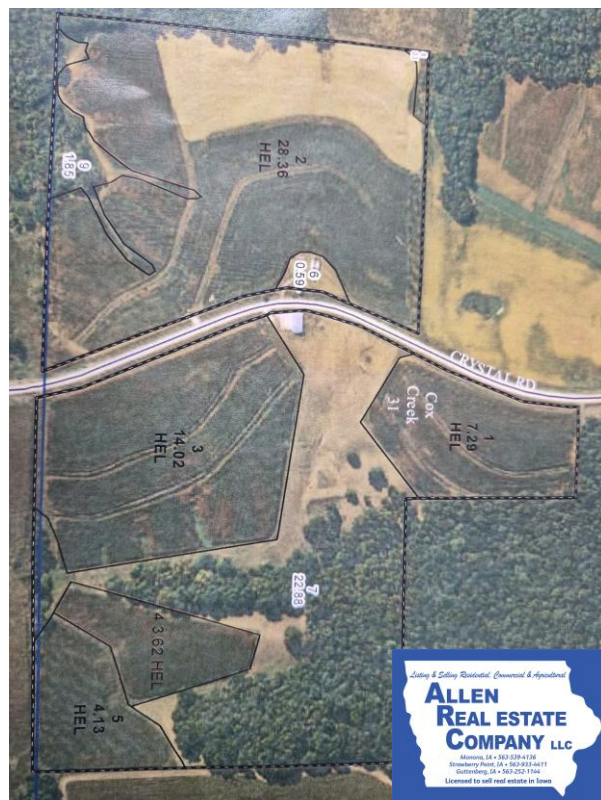
Possession: Upon closing

Taxes: \$2,115/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 82.21-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.