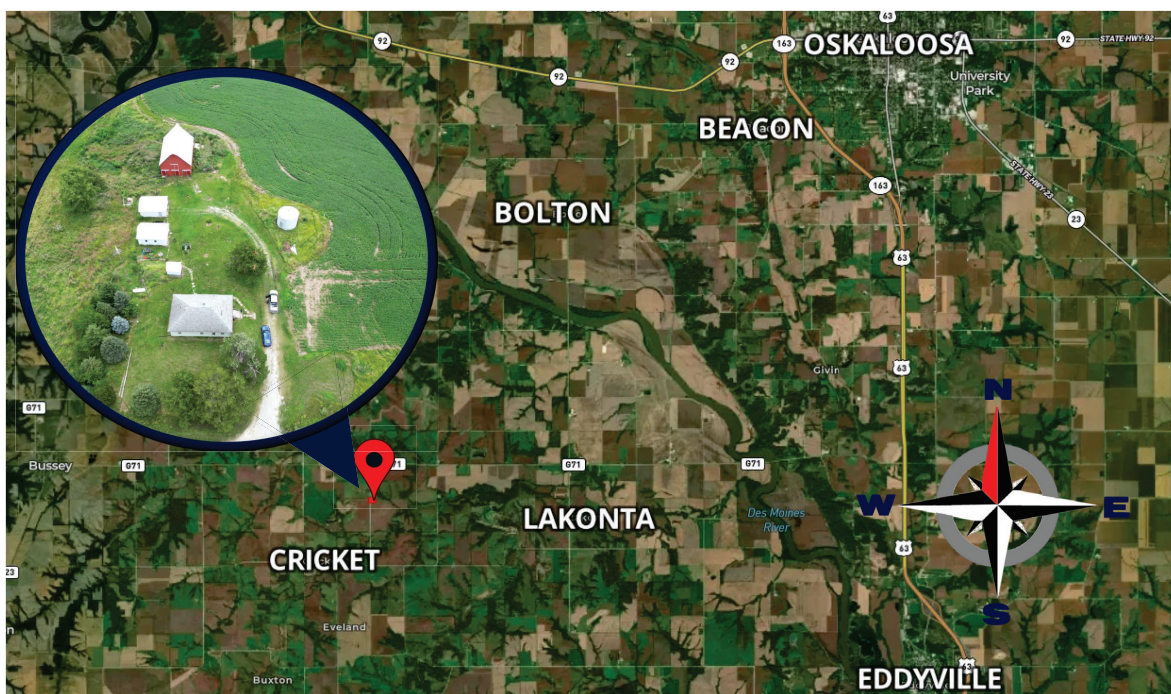


## ACREAGE FOR SALE

Mahaska County, IA - 2 Acres M/L  
3154 Dean Ave, Bussey, IA 50044

Bernard J Dawson  
Revocable Trust

\$129,900



### MAC CHILTON

*Farm Manager, Real Estate Agent*  
Licensed in IA, IL & MO  
*Associate Appraiser*  
Licensed in IA

📞 641-954-1869

✉ mac@growthland.com

## Property Details

Mahaska County, IA - 2 Acres M/L

3154 Dean Ave, Bussey, IA 50044

### Legal Description

Part of the Northwest Quarter of the Southwest Quarter of Section 23, Township 74 North, Range 17 West of the 5th P.M., Mahaska County, Iowa.

**Township:** Jefferson

### Location

Located one mile from paved road, 310th Street, on Dean Avenue. Ten minutes from Highway 63 and twenty minutes from Oskaloosa

### Acreage Breakdown:

\*Exact legal and assessor information pending survey to determine exact boundaries

**Taxable Acres:** 2.00 M/L\*

**Property Taxes:** \$750\*

**Parcel Numbers:** 1323300001\*

**School District:** Twin Cedars

### Acreage Data:

<b>Dwelling:</b>	<b>Built:</b> 1952	1,176 Sq. Ft. 3 bedroom, 1 bath
<b>Barn:</b>	<b>Built:</b> 1935	1,600 Sq. Ft.
<b>Garage 1:</b>	<b>Built:</b> 1950	480 Sq. Ft.
<b>Garage 2:</b>	<b>Built:</b> 1950	600 Sq. Ft.
<b>Storm Shelter:</b>	<b>Built:</b> 1914	280 Sq. Ft.

### Comments:

This rural acreage would make an excellent starter home or potential investment property.



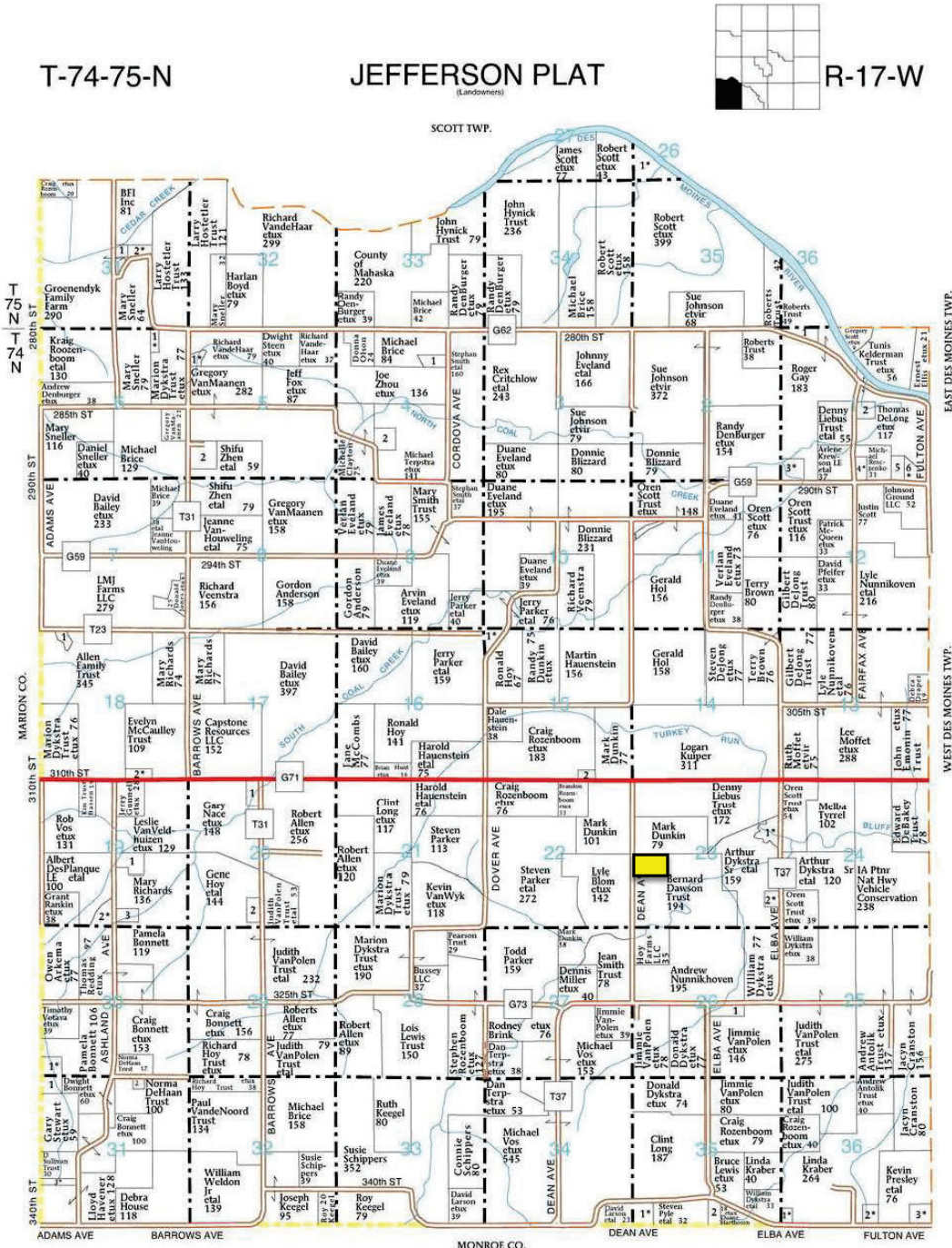
# Growthland

Appraisals, Management, Brokerage, & Advising

## Plat Map

Mahaska County, IA - 2 Acres M/L

3154 Dean Ave, Bussey, IA 50044



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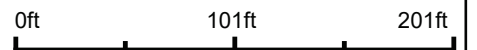
# Aerial Map



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Boundary Center: 41° 11' 49.87, -92° 47' 33.82



**23-74N-17W**  
**Mahaska County**  
**Iowa**



Maps Provided By:



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## Property Photos



**Aerial View**



**3 Bdrm, 1 bath Dwelling**



**Outbuildings**



**Garage**



**Garage**



**Barn**





## Property Photos



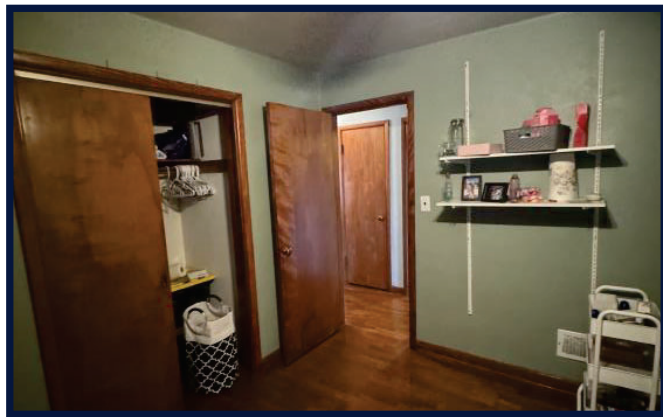
**Kitchen**



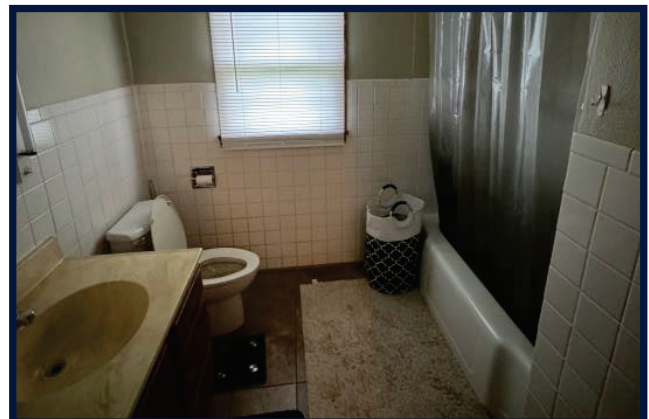
**Kitchen**



**Living Room**



**Bedroom**



**Bathroom**



**Laundry/Basement**

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