

Growthland

Appraisals, Management, Brokerage, & Advising

RECREATIONAL PROPERTY FOR SALE

\$318,700

Cedar County, IA
35.75 Acres M/L

Tract	Acres M/L	Price	Price/Acre
1	3.75	\$59,500	\$15,867
2	32	\$259,200	\$8,100

Available in 2 Tracts



JOHN AIRY
*Real Estate Agent, Farm Manager
Auctioneer*

Licensed In Iowa

☎ 319-350-0474

✉ john@growthland.com

www.growthland.com

Located just 15-30 minutes from Iowa City, Solon, West Branch, Mount Vernon, Highway 30, and Interstate 80, this property offers the perfect mix of convenience and privacy. Whether you're looking for a place to hunt, explore nature, or put down roots, this land has endless potential. Don't miss out on this opportunity!

5475 Dyer Ave, Suite 141, Marion, IA 52302
Phone: 319-377-1143

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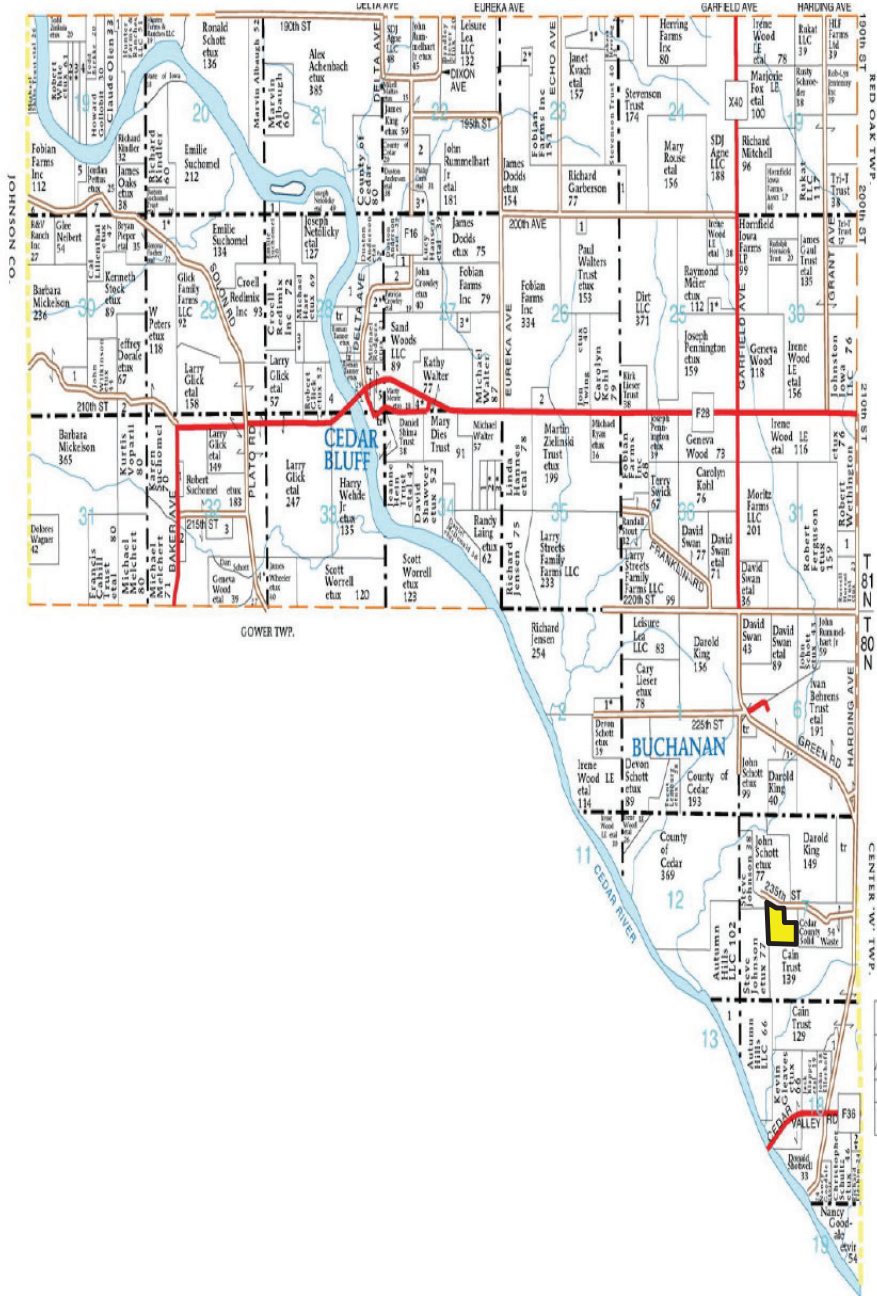
Plat Map

Cedar County, IA

T-80-81-N

CASS PLAT

R-3-4-W



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Tract 1
\$59,500

Cedar County, IA
3.75 Acres M/L



Acreege Breakdown:

Taxable Acres: 3.75

Property Taxes: Timber reserve so property taxes are exempt

Parcel Numbers: 0020-10-07-100-006-0

School District: Tipton School District

Comments:

This 4-acre parcel offers direct frontage on 235th St and is an ideal spot for building your dream home or enjoying as a recreational retreat. Conveniently located near Iowa City, Solon, and West Branch, this property provides both accessibility and tranquility.



Tract 2
\$259,200

Cedar County, IA
32 Acres M/L



Acreage Breakdown:

Taxable Acres: 32.00

Property Taxes: Timber reserve so property taxes are exempt

Parcel Numbers: 0020-10-07-300-003-0
0020-10-07-300-004-0

School District: Tipton School District

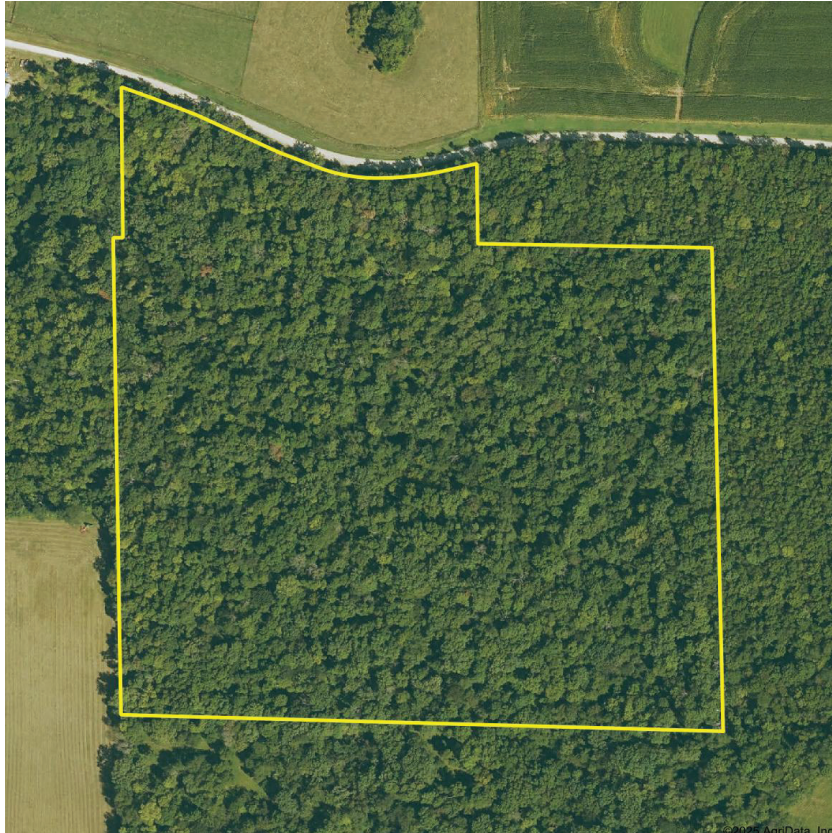
Comments:

A beautiful 32-acre timber tract perfect for hunting, recreation, or a private home site. Access easement will need to be established if purchased separately. This expansive property is a nature lover's paradise with plenty of potential.



All Tracts
\$318,700 (\$8,915/A)

Cedar County, IA
35.75 Acres M/L



Acreage Breakdown:

Taxable Acres: 35.75

Property Taxes: Timber reserve so property taxes are exempt

Parcel Numbers: 0020-10-07-100-006-0
0020-10-07-300-003-0
0020-10-07-300-004-0

School District: Tipton School District

Comments:

Purchase both tracts for a total of 36 acres of prime timberland!
Perfect for those seeking a larger recreational property or a versatile location to build, with easy access to Highway 30, Interstate 80, and nearby towns. Don't miss this rare opportunity!