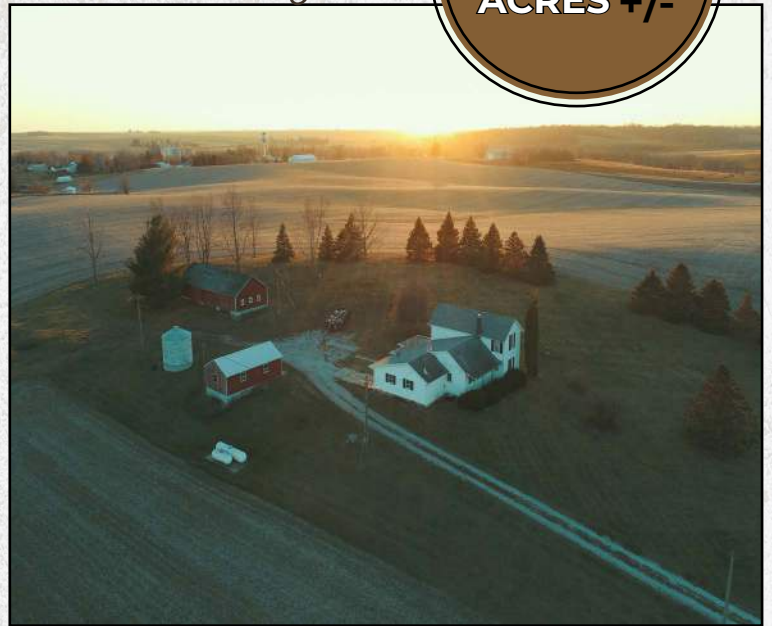




LAND FOR SALE

Benton County

3.88
ACRES +/-



PROPERTY DESCRIPTION

Auction Date: January 22nd, 2025

Located in western Benton County, just north of Garrison, Iowa city limits sits these two farms consisting of 126 +/- acres and 3.88 +/- acres. These 129.88 +/- acres of farmland will be offered for sale at live public auction with online bidding available! The auction will be on January 22nd, 2025 at 1:00pm at the Dysart Community Building located in Dysart, Iowa. Quality Benton County farmland doesn't come available often, don't miss your chance to acquire a farm that is well taken care of and has strong demand in Benton County. Join us and name your price January 22nd, 2025 at 1:00pm. For more information call Land Agent Nick Skinner or Land Broker Cody Skinner.

TRACT 2 DETAILS:

- 3.88 +/- Acres (Subject to survey)
- Two Story Farmhouse Built in 1890
- 2,032 Square Feet
- 3 Beds, 1 Bath
- Addition That Could Be Sun Room or Porch
- Central Air, Gas Heat
- Newer Well
- Attached and Detached Garages
- One Grain Bin (1960's)
- Older Barn, 48 x 48 built in 1940
- Older Machine Shed, 24 x 60 built in 1940
- Century Farm
- Sold in "As Is" Condition
- Buyer will be responsible for entering into a binding agreement with the health department for the septic system



NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974

Vinton Office
1705 West D. Street Suite 3
Vinton, IA 52349

CODY SKINNER | LAND BROKER
Cody@IowaLandCompany.com
515-443-6343



AERIAL PHOTO

Benton County

3.88
ACRES +/-



FARM SPECIFICATIONS:

Auction Date & Location:

Wednesday January, 22nd 2025 @ 1PM
Dysart Community Building
(418 Main St. Dysart, Iowa)

Property Location:

Address: 1832 60th St. Garrison, Iowa 52299

Legal Description:

Tract 2 – 3.88 +/- Acres located in Benton County, Jackson township, section 28.

Tax Information:

Taxes: TBD



PROPERTY PHOTOS

Benton County

3.88
ACRES +/-





PROPERTY PHOTOS

Benton County

3.88
ACRES +/-








ABOUT US

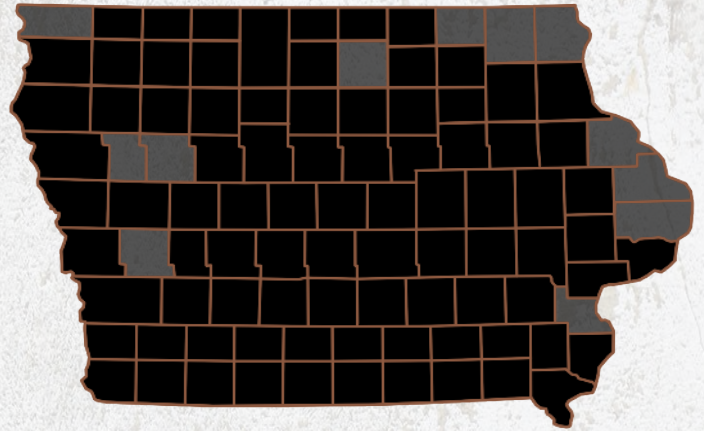
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company

Nick and Cody are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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515-650-0974

CODY SKINNER | LAND BROKER
Cody@IowaLandCompany.com
515-443-6343

Branded in Land