

**INTERSECTION OF 450<sup>th</sup> AVENUE & COLLEGE DRIVE**

**!! 3.27 ACRE WONDERLAND !!**



**Call Vic @ 712-480-4921**

**PROPERTY DETAILS:**

|                 |                   |              |                |                   |                        |
|-----------------|-------------------|--------------|----------------|-------------------|------------------------|
| <b>STREET</b>   | <i>Paved</i>      | <b>WATER</b> | <i>City</i>    | <b>POSSESSION</b> | <i>30 Days</i>         |
| <b>LOT SIZE</b> | <i>3.27 Acres</i> | <b>TAXES</b> | <i>\$ 424.</i> | <b>ZONING</b>     | <i>A-2 Ag District</i> |
|                 |                   |              |                |                   |                        |
|                 |                   |              |                |                   |                        |
|                 |                   |              |                |                   |                        |

**Legal Description:**  
Consult Survey

**Where the Deer and the Wildlife Play  
Farm It / Camp on It / Build On It  
Take the Kids on a Hike  
Mature Grove / Babbling Brook**

**LISTING PRICE:**

**\$ 49,900.00**

**JOHNSON REALTY**  
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*NOTE: Information is believed to be accurate but is not guaranteed.*