

## LISTING DETAIL - LAND / BUILDING SITE



**MLS #** 20213254  
**County** Fayette  
**Type** Commercial Lots  
**Address** 112 S Walnut Street  
**Unit #**  
**City** West Union  
**State** IA  
**Price** \$30,000  
**Price Type** Gross

**Property Name/Subdivision**  
**Parcel #** 0717235017  
**Township**



## GENERAL

**Elementary School** North Fayette Valley  
**Middle/Jr High School** North Fayette Valley  
**Sr. High School** North Fayette Valley  
**Zoning** C-2  
**Flood** C/X - Not in Flood Plain  
**Water Type** City  
**Sewer Type** City  
**Fuel Type**  
**Assessed Value** 18,370  
**Gross Taxes** \$569

**Lot Sq Ft** 23,250  
**Acres**  
**Lot Dimensions** 50 x 205 & 100 x 130  
**Reg/Irreg** Reg  
**Legal Description** LOTS 16 & 17 (EX THE E 100' OF SAID LOTS), THE W 40' OF THE E 100' OF LOTS 16 & 17, ALL OF LOT 18, AND COMM AT THE NE CORNER OF LOT 18, BLOCK 13, TH EAST 15', TH S 50', TH W 15', TH N 50' TO BEG, ALL IN BLOCK 13, CITY OF WEST UNION, FAYETTE COUNTY, IOWA.

## FEATURES

**AMENITIES** Curbs/Sidewalks  
**DOCUMENTS ON FILE** Aerial Photo, Legal Description  
**FINANCE TYPE** Cash, Conventional  
**LOT DESCRIPTION** Commercial  
**POTENTIAL USE** Commercial/Industrial, Office/Institutional  
**PRESENT USE** Commercial/Industrial

**ROAD FRONTAGE** City/Town, Hard Surface Road  
**TOPOGRAPHY** Cleared/Open, Slope To Rear  
**UTILITIES AVAILABLE** Electricity, Natural Gas, Sewer, Water-City

## PUBLIC REMARKS / DRIVING DIRECTIONS

**Public Remarks** Commercial lot located in downtown West Union. Zoned C-2 General Retail and Office which is also "Central Business District".  
 Gross taxes - \$569. Net taxes - \$348.  
**Driving Directions**



Jay C Jensen  
 OFFC: 563-422-3285  
 jcj@neiar.com  
 http://www.neiar.com  
 Northeast Iowa Appraisal & RE  
 115 South Vine Street  
 West Union IA 52175-0000



Listing Agent: Jay C Jensen - OFFC: 563-422-3285

