



**4.51+/- Acres**  
**Benton County, IA**  
**Benton Township**



**High Point Land Company**  
*501 South Grand Ave Charles City, IA 50616*

# Property Photos



# Property Photos



# Property Taxes

## Summary

Parcel ID 27016600  
Alternate ID 0822100006  
Property 3169 59TH ST TR  
Address VINTON IA 52349  
Sec/Twp/Rng 22-85-09  
Brief COM AT W 1/4 COR N 74D23' E1284' N77D11 E836' S86D37'  
Tax Description E273.9' N3D23' E10.14'ETC 22 85 9  
(Note: Not to be used on legal documents)

Deed  
Book/Page  
Contract  
Book/Page  
Gross Acres 4.51  
Net Acres 4.51  
Adjusted CSR 0  
Pts  
Class R - Residential  
(Note: This is for tax purposes only. Not to be used for zoning.)

District 270 - BENTON TWP/VINTON-SHELLSBURG SCH  
School District VINTON/SHELLSBURG COMMUNITY SCHOOL DIST

## Valuation

	2021	2020	2019
Classification	Residential	Residential	Residential
+ Assessed Land Value	\$61,600	\$44,200	\$44,200
+ Assessed Building Value	\$0	\$0	\$0
+ Assessed Dwelling Value	\$20,400	\$32,000	\$32,000
= Gross Assessed Value	<b>\$82,000</b>	<b>\$76,200</b>	<b>\$76,200</b>
- Exempt Value	\$0	\$0	\$0
= Net Assessed Value	<b>\$82,000</b>	<b>\$76,200</b>	<b>\$76,200</b>

## Taxation

	2020 Pay 2021-2022	2019 Pay 2020-2021
= Taxable Value	<b>\$41,132</b>	<b>\$40,115</b>
x Levy Rate (per \$1000 of value)	27.71617	26.38748
= Gross Taxes Due	<b>\$1,140.02</b>	<b>\$1,058.53</b>
- Credits	(\$134.42)	(\$127.98)
= Net Taxes Due	<b>\$1,006.00</b>	<b>\$930.00</b>

# Listing Summary

## **4.51+/- Acres Benton County, IA**

Located outside of Vinton in Benton County, IA. This property has great potential for building your dream home or maybe small cabin get away. Quiet and tranquil, this beautiful 4.5+/- acre property offers mature trees and a peaceful setting. Escape the city life with easy access to HWY 30 and less than a 30 minute commute to Cedar Rapids. The possibilities are endless. Well and electricity on site. This property is selling "As Is, Where Is"

For more information contact Iowa Land Specialist, Randy Thompson at 515-341-2700 or [Randy@highpointlandcompany.com](mailto:Randy@highpointlandcompany.com).

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“We sell farms, it’s what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client’s largest financial transactions of their lives. It’s our job to get it done right.”

**CONTACT LAND AGENT:**

Randy Thompson

515-341-2700

[Randy@highpointlandcompany.com](mailto:Randy@highpointlandcompany.com)

