

# COMMERCIAL LAND FOR SALE

# 3.77 ACRES M/L



## JONES COUNTY, IOWA

## 19967 BUSINESS HIGHWAY 151 MONTICELLO, IA 52310

Price: \$150,000 | Listing #14135

### ABOUT THE PROPERTY

Offering 3.77 acres m/l of commercial zoned land and buildings located along US Business Highway 151/ Main Street in the city limits of Monticello, Iowa. 4,000 sq. ft. pole building built in 1967 that measures approximately 50 ft. x 80 ft. offers a large office area, a heated shop area, dry storage space and a scale. 1,536 sq. ft. shed measuring 64 ft. x 24 ft. built in 2001 with drive through overhead doors. 2,760 sq. ft. shed built in 1967 previously used as fertilizer storage. Property is being sold As-Is. Seller will convey title to the Property to Buyer by a special or limited warranty deed, subject to a restriction that for a period of twenty (20) years following the conveyance, the Property may not be used for the sale or distribution of agricultural chemicals, seed or fertilizer.



### DIRECTIONS

From the intersection of US 151 and Business Highway 151 south of Monticello, travel north on Business Highway 151 for one mile. Property is located on the west side of the road.

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