

Land For Sale

ACREAGE:

15.00 Acres, m/l

LOCATION:

Linn County, IA

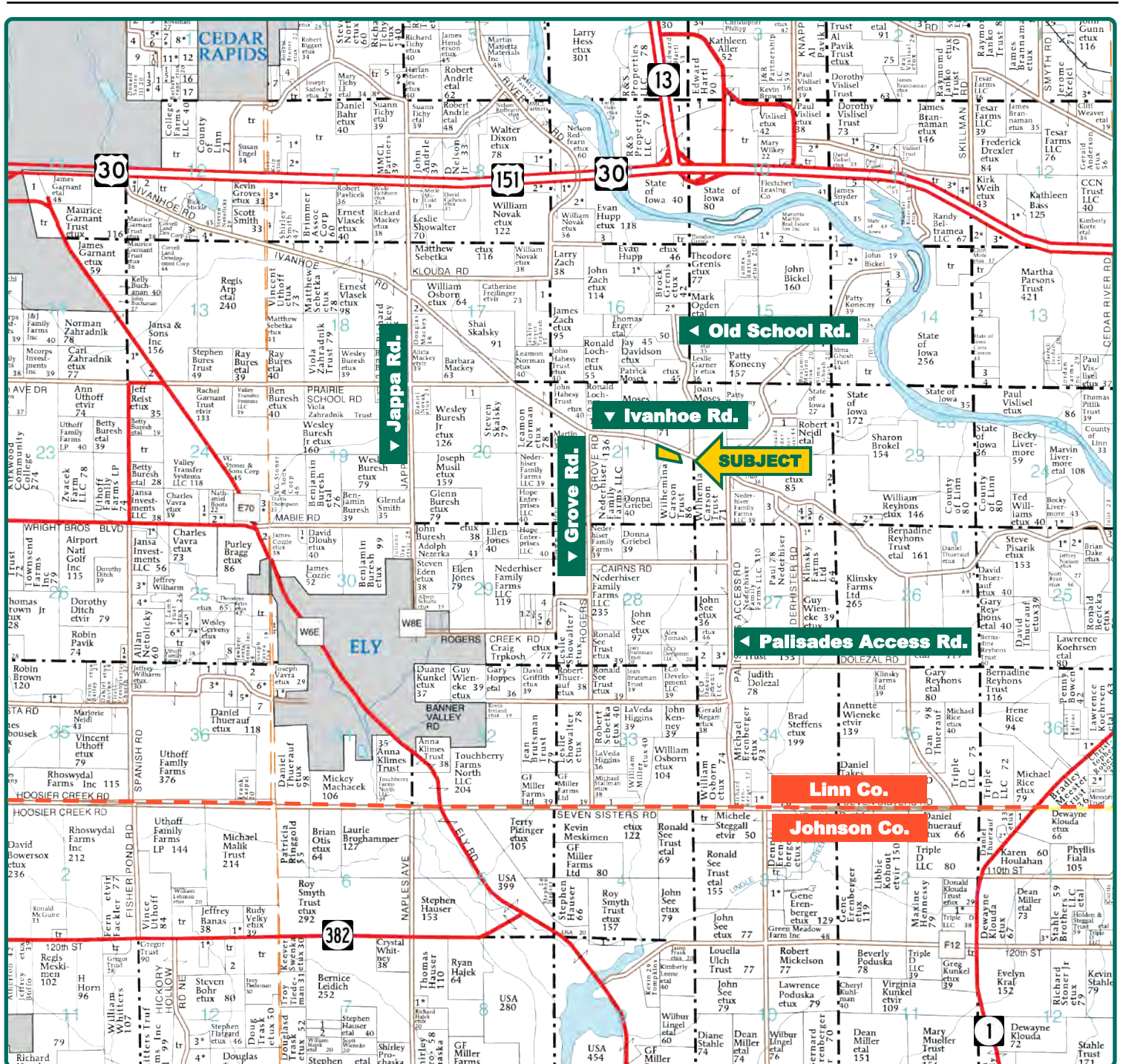


Property Key Features

- **Attractive Linn County Building Site**
- **Located on Hard-Surfaced Ivanhoe Road**
- **Beautiful Mature Timber**

Troy Louwagie, ALC
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102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
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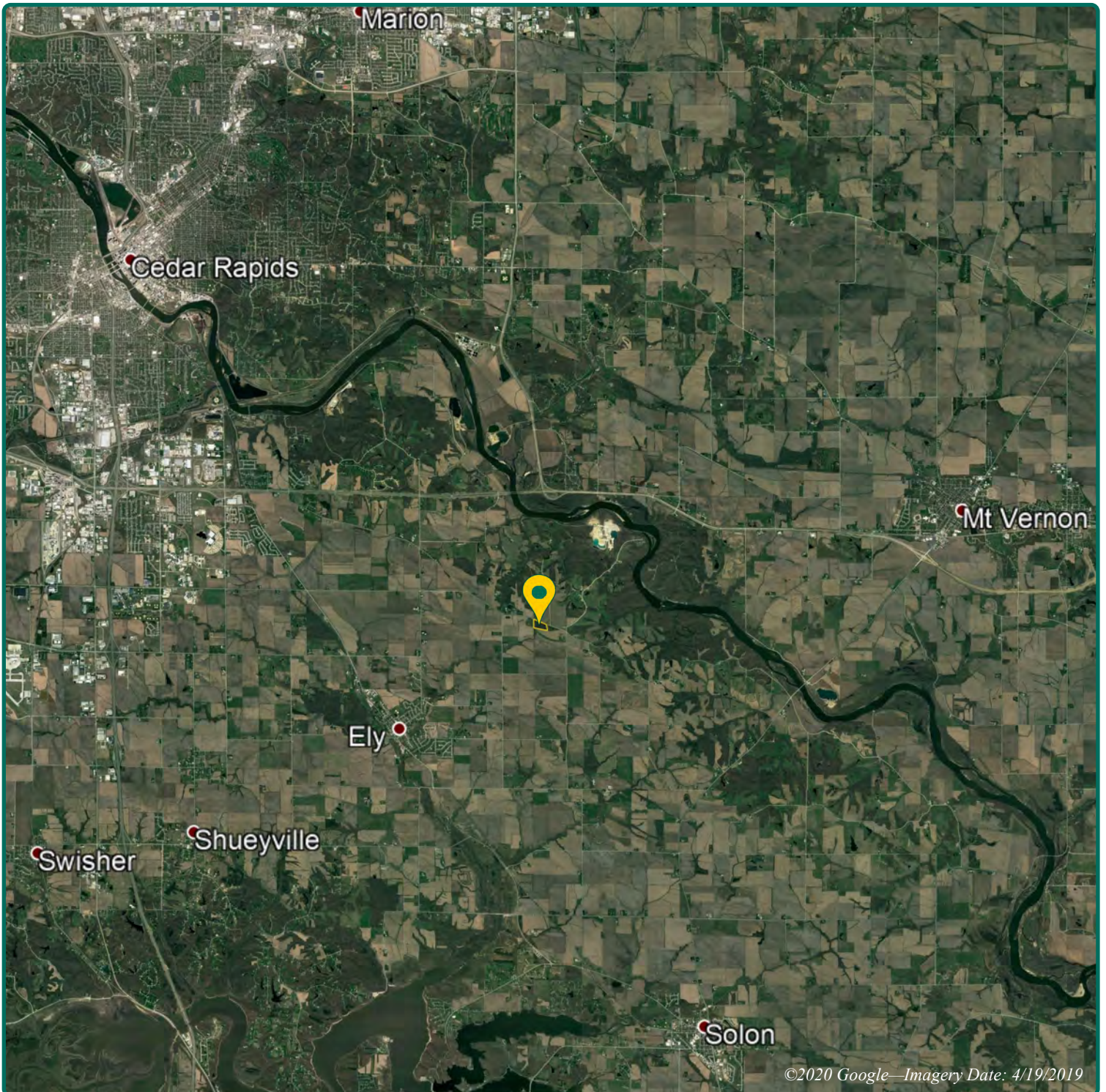
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Forest Reserve Acres: 15.00

Property Information

15.00 Acres, m/l

Location

From Cedar Rapids-Intersection of Interstate 380 and Highway 30: 4 $\frac{1}{3}$ miles east on Highway 30, 1 mile south on Jappa Road and 2 $\frac{1}{3}$ miles southeast on Ivanhoe Road. The property is located on the south side of the road.

Legal Description

The North 15 acres of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 21, Township 82 North, Range 6 West of the 5th P.M., Linn County, Iowa.

Price

- \$240,000
- \$16,000/acre

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$0.00*

Net Taxable Acres: 15.00

**The entire farm is currently enrolled in the Forest Reserve Program.*

School District

Mount Vernon School District

Land Description

Gently rolling to rolling.

Comments

This is a beautiful potential homesite located along Ivanhoe Road. Includes a mixture of mature timber and is located just minutes from downtown Cedar Rapids. Build your dream home on this wooded lot.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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