

**ACREAGE:**

**4.90 Acres, m/l**

**LOCATION:**

**Linn County, IA**

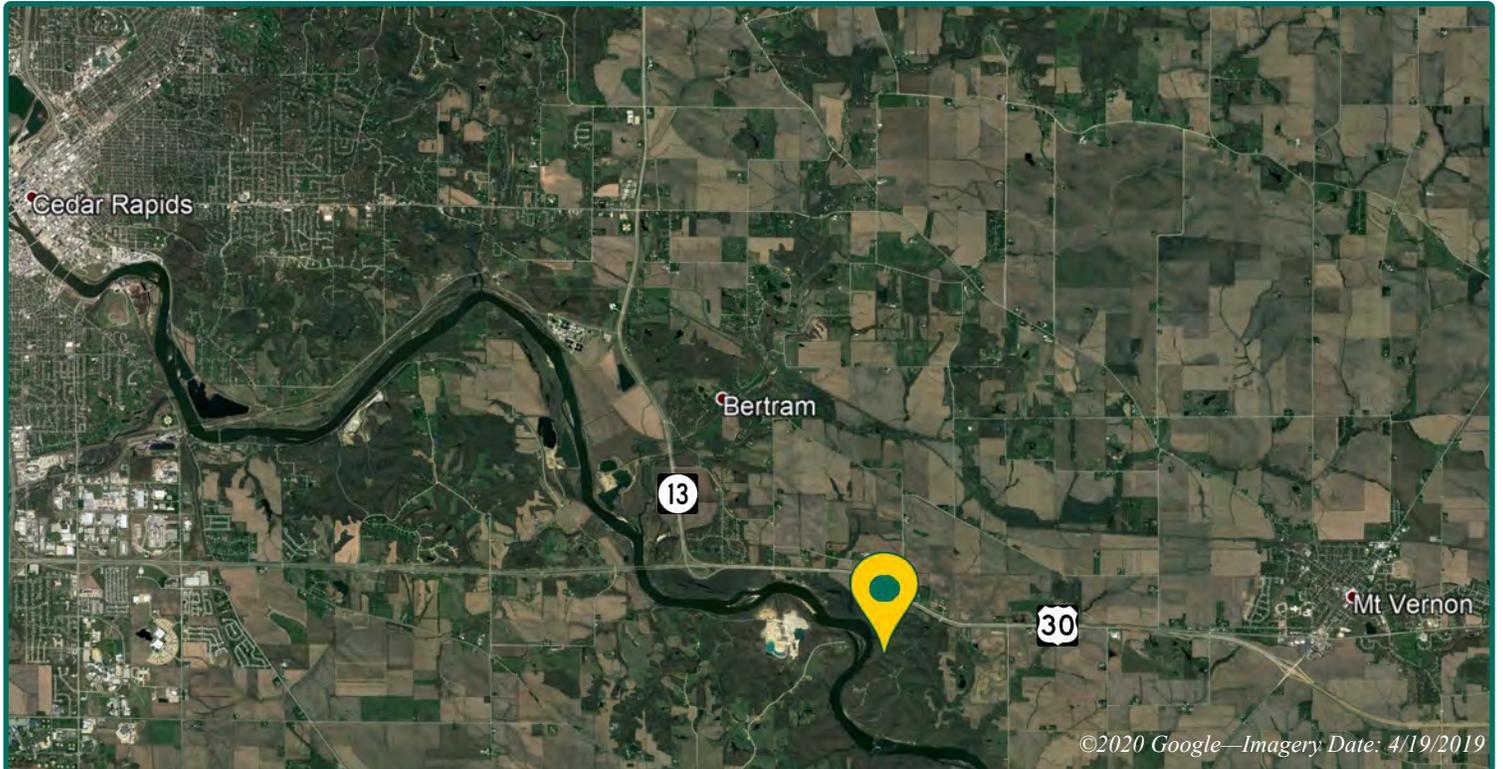


## **Property Key Features**

- **Beautiful 4.90-acre wooded lot near Palisades Park**
- **Located at the end of a cul-de-sac**
- **Just 10 minutes east of Cedar Rapids**

**Troy Louwagie, ALC**  
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## Property Information

**4.90 Acres, m/l**

### Location

**From Cedar Rapids—Intersection of Hwy 30 and Hwy 13:** 2¼ miles east on Highway 30, ½ mile southwest on Kepler Drive and ½ mile west on Arline Circle.

**From Mount Vernon—Intersection of Hwy 30 and Hwy 1:** 3½ miles west on Highway 30, ½ mile southwest on Kepler Drive and ½ mile west on Arline Circle.

### Legal Description

Lot 5, Park Place First Addition to Linn County, Iowa.

### Address

1440 Arline Circle  
Mount Vernon, IA 52314

### Price & Terms

- \$199,500
- 5% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$998.00  
Net Taxable Acres: 4.90

### Land Description

Gently rolling to rolling.

### Protective Covenants

Contact the listing agent for a copy of the Protective Covenants.

### Comments

This is a beautiful lot located at the end of a cul-de-sac near Palisades Park. Includes a mixture of oak, cherry and other variety of trees, providing a scenic wooded view and an abundance of wildlife. Build your dream home in this private neighborhood.

*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.*

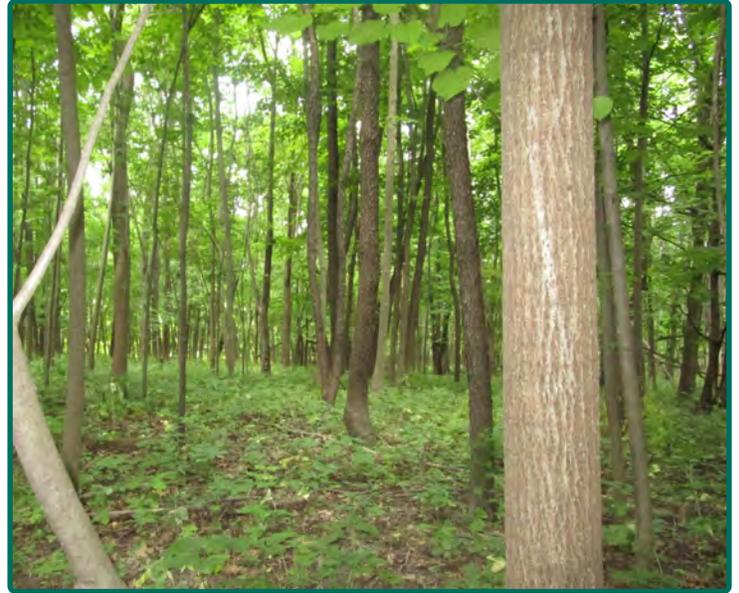
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