

Lot For Sale

ACREAGE:

1.00 Acre, m/l

LOCATION:

Linn County, IA

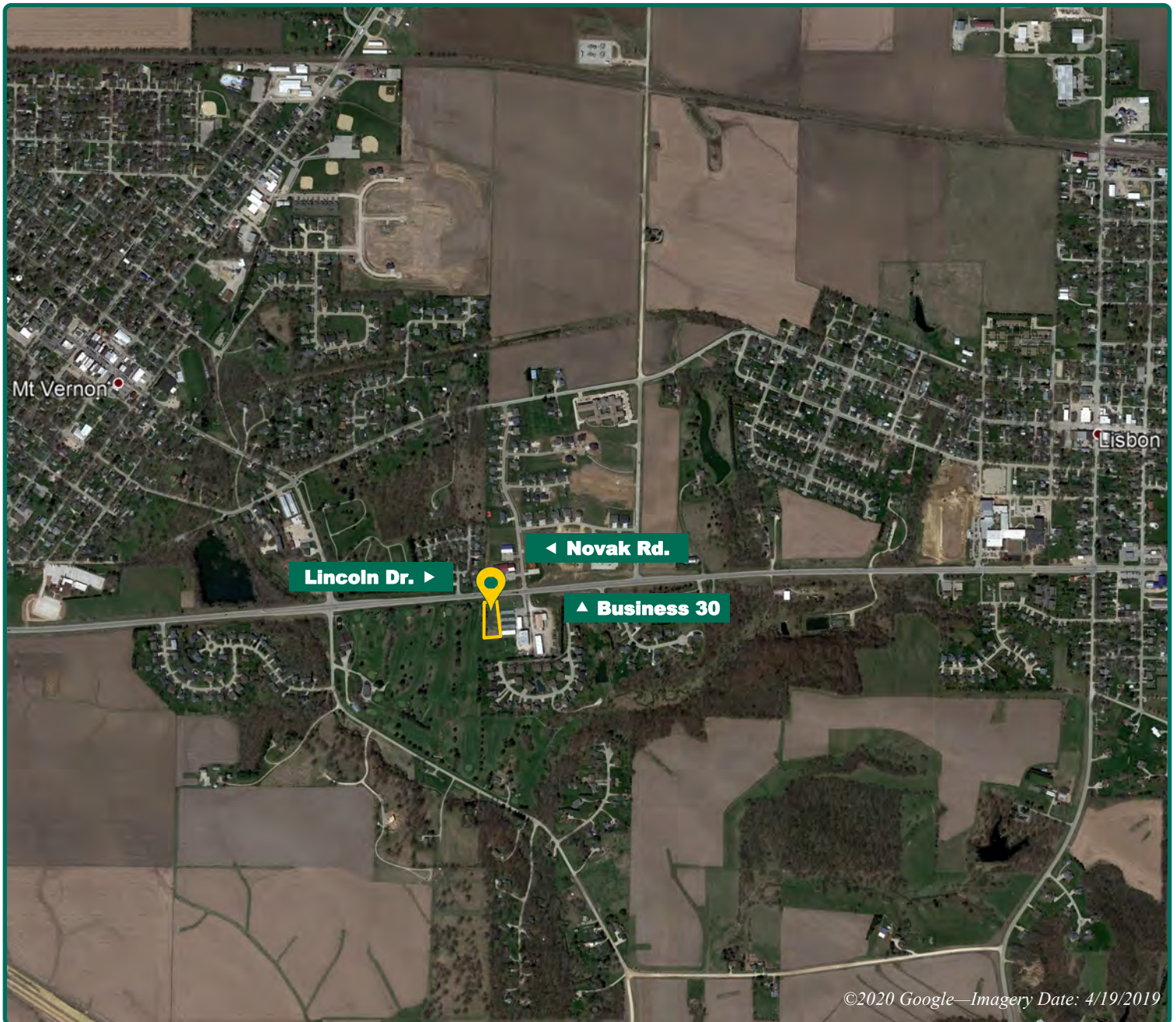


Property *Key Features*

- Located on Highway 30 between Mount Vernon and Lisbon
- Ideal commercial or residential potential
- Adjoining golf course frontage

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Property Information

1.00 Acre, m/l

Location

From Mt. Vernon—Intersection of Highway 1 and Highway 30: ½ mile northeast on Highway 1 and 1 mile east on Business 30 (original Highway 30). The property is located on the south side of the road between the golf course and the storage units.

Legal Description

The westerly 1 acre of Plat of Survey number 1491 located in the NW¼ of the NW¼ of Section 14, Township 82 North, Range 5 West of the 5th P.M., Linn County, Iowa. The exact legal description to be determined by a survey.

Price & Terms

- \$110,000
- 5% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2019 - 2020: TBD*
Net Taxable Acres: 1.00*

**Taxable acres to be determined pending survey of property. Linn County Assessor will determine final tax figures.*

Land Description

Level.

Sewer Information

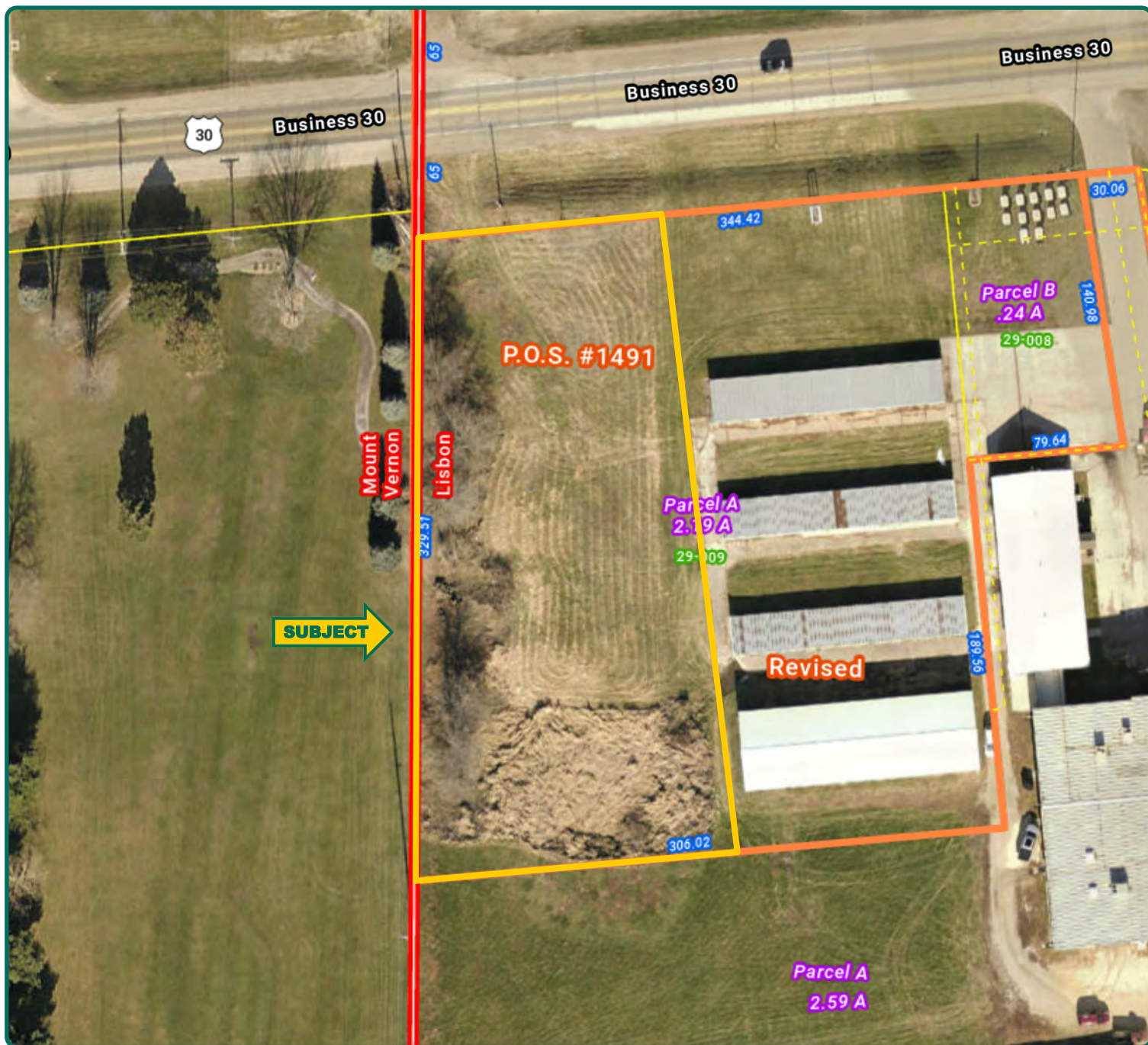
The sewer is located to the south of this property. The sewer would need to be extended through the neighbor's property.

Zoning

Commercial. The City of Lisbon is willing to change the zoning of the lot to residential if requested.

Comments

This is a nice 1-acre lot located along Highway 30. It is ideally situated for potential commercial or potential residential. This lot adjoins the golf course.



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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