

# Land For Sale

**ACREAGE:**

**7.99 Acres, m/l**

**LOCATION:**

**Linn County, IA**



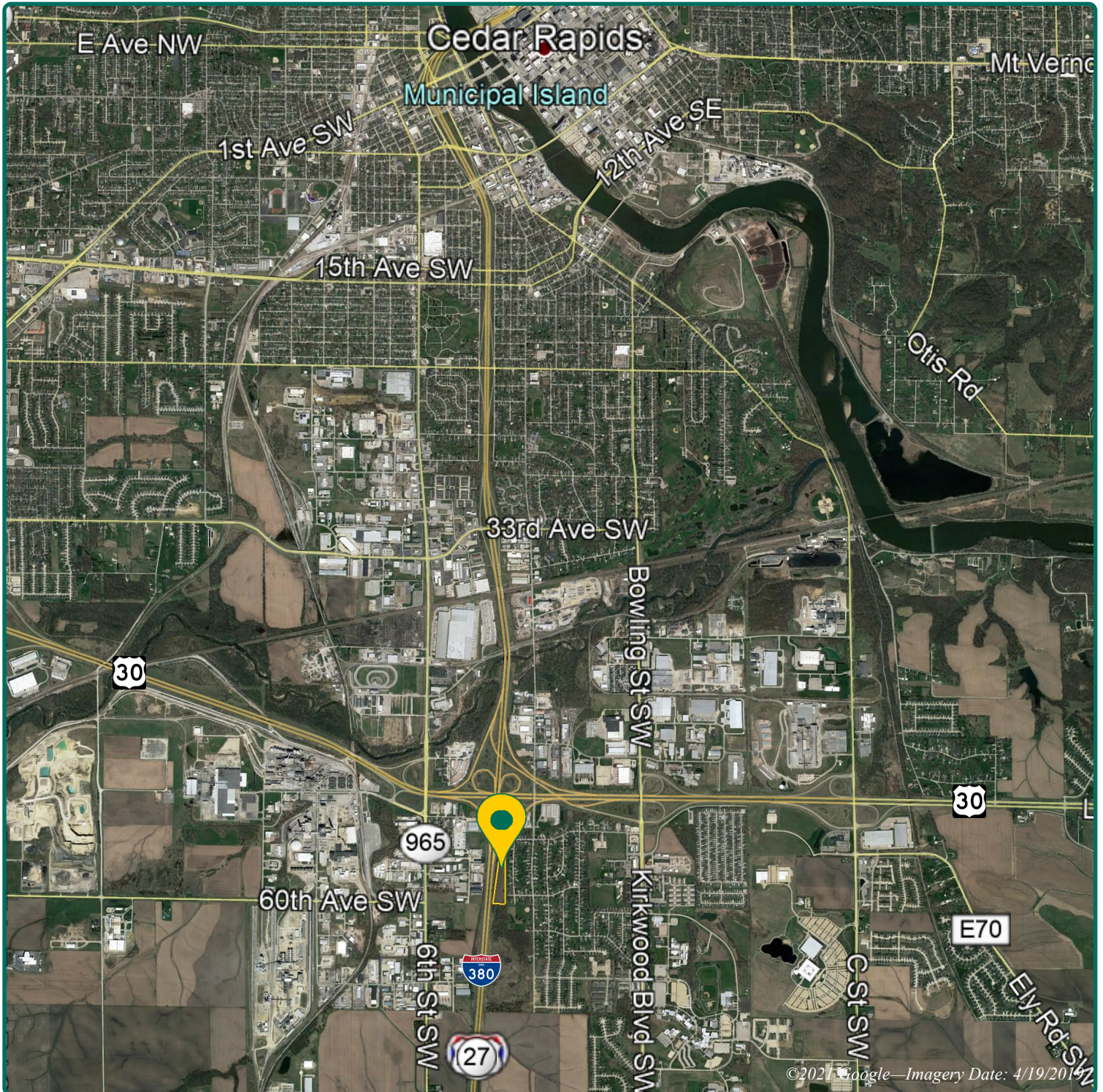
## Property *Key Features*

- Located Just Southeast of I-380 and Highway 30 Interchange
- I-380 Visibility
- Adjoins Residential Area

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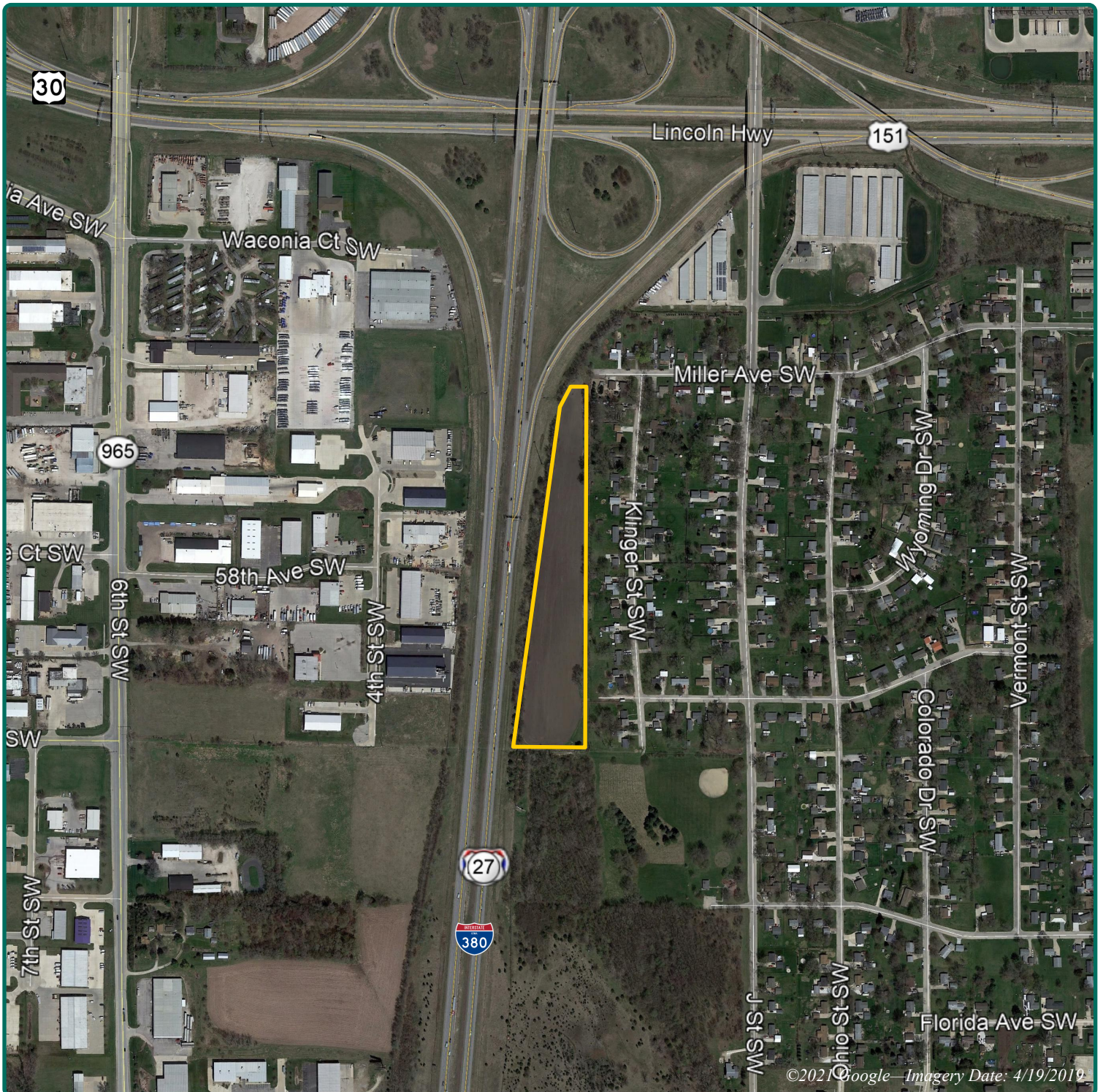




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## Property Information

**7.99 Acres, m/l**

### Location

From Cedar Rapids— Intersection of Interstate 380 and Highway 30: ½ mile east on Highway 30 E., take Kirkwood exit 253 and continue for ⅓ mile, south on Kirkwood Blvd. SW and ½ mile west on Miller Ave. SW. The property is located at the end of the dead-end road.

### Legal Description

That part of the E½ of the SW¼ located in Section 9, Township 82 North, Range 7 West of the 5th P.M., Linn County, Iowa.

### Price & Terms

- \$159,800.00
- \$20,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to the 2021 lease.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$296.00

Net Taxable Acres: 7.99

Tax per Net Taxable Acre: \$37.05

### FSA Data

No FSA Information is available.

### Land Description

Level.

### Water & Well Information

There is city water and sewer stubbed into this property.

### Comments

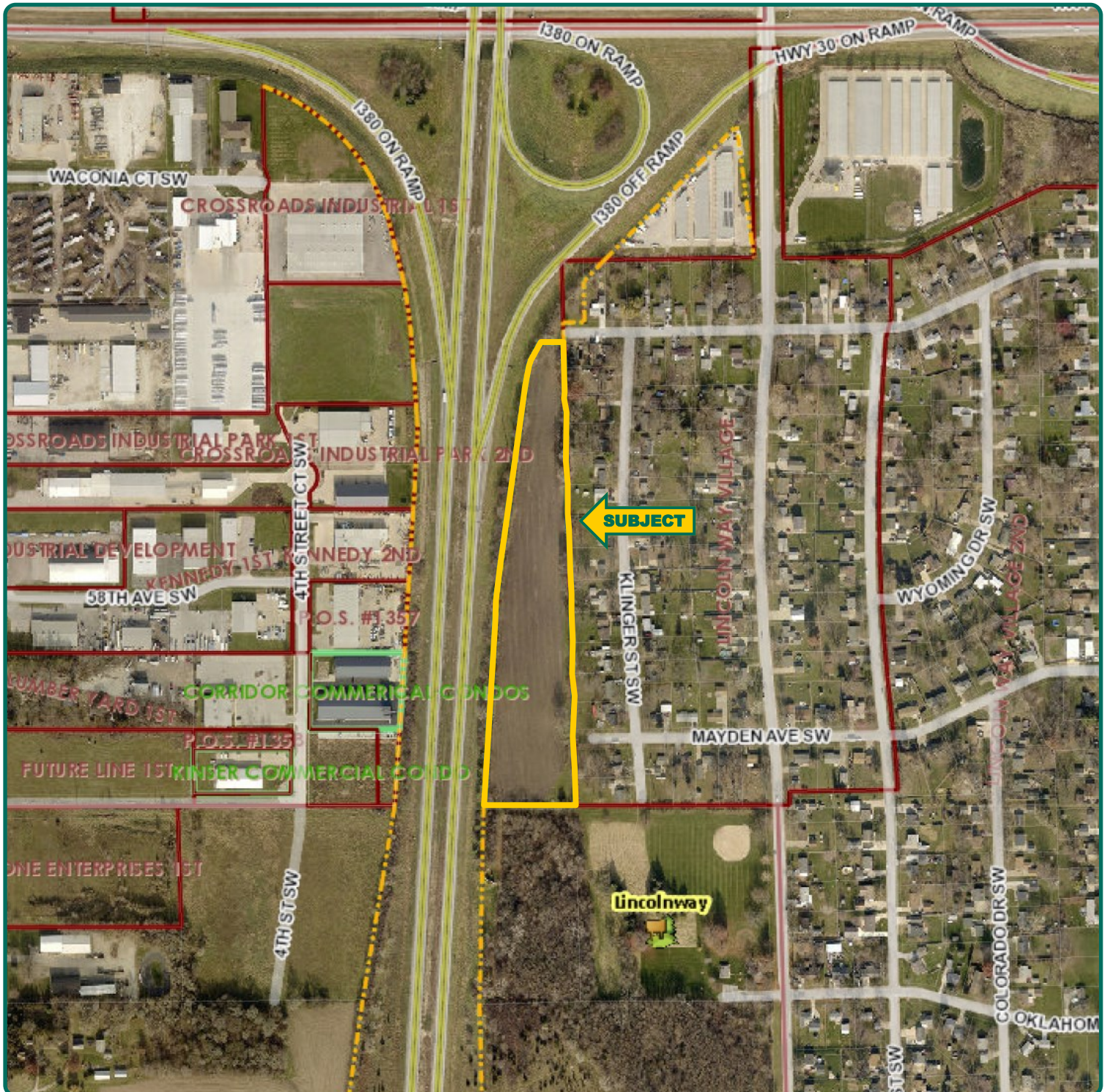
Ideally located along Interstate 380 with nice visibility.

*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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