

Acreage For Sale

ACREAGE:

9.40 Acres, m/l

LOCATION:

Cedar County, IA

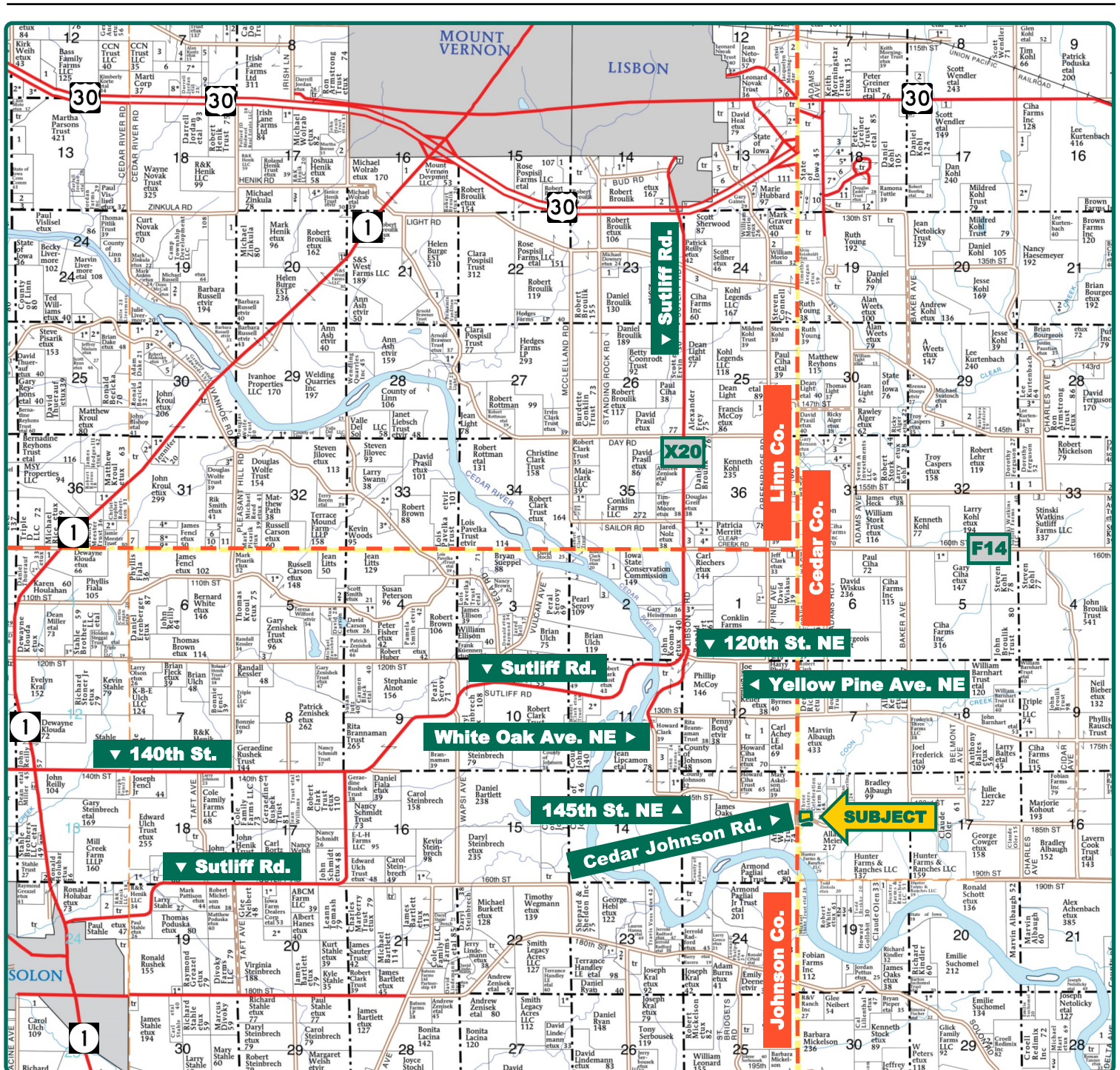


Property *Key Features*

- Beautiful 9.40-Acre Acreage Located Northeast of Solon, IA
- Recently Remodeled 2-Bedroom, 2-Bathroom Home
- Private Park-Like Setting With Mature Trees, Creek and an Abundance of Wildlife

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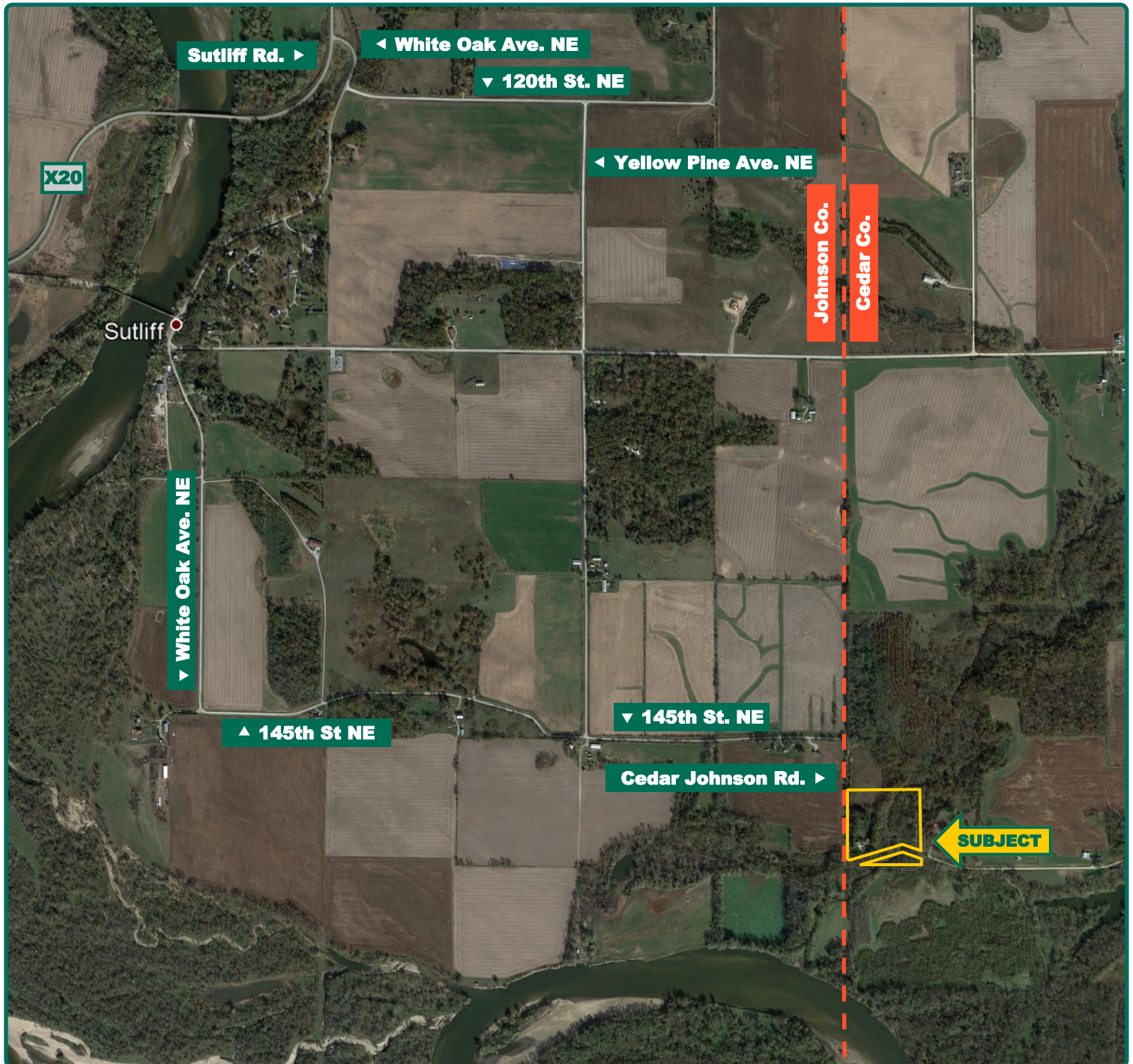
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Total Living SF:	2,100
Bedrooms:	2
Bathrooms:	2
Year Built:	1995

FSA/Eff. Crop Acres:	0.00
CRP Acres:	2.00

Property Information

9.40 Acres, m/l

Location

From Lisbon: 4 miles south on Sutliff Rd., east/south on White Oak Ave. NE, continue east onto 120th St. NE for ½ mile, 1¼ miles south on Yellow Pine Ave. NE, ½ mile east on 145th St. NE. Continue south ¼ mile as 145th St. NE becomes Johnson Cedar Rd. The house is located at the dead end.

From Solon: 1 mile north on Hwy 1, 6½ miles east on 140th St./Sutliff Rd., east/south on White Oak Ave. NE, continue east onto 120th St. NE for ½ mile, 1¼ miles south on Yellow Pine Ave. NE, ½ mile east on 145th St. NE. Continue south ¼ mile as 145th St. NE becomes Johnson Cedar Rd. The house is located at the dead end.

Address

824 Cedar Johnson Road*
Lisbon, IA 52253

**Due to a recent address change, to locate this property with a GPS system, please use the following address:
15 185th Street
Lisbon, IA 52253*

Legal Description

That part of the SW¼ of the NW¼ of Section 18, Township 81 North, Range 4 West of the 5th P.M., Cedar County, Iowa. The exact legal description and acres to be determined by a survey.

Price

• \$449,500.00

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,707.00*
Net Taxable Acres: 9.40*

**Taxes and acres are estimated pending survey of property. Cedar County Treasurer/Assessor will determine final tax figures.*

School District

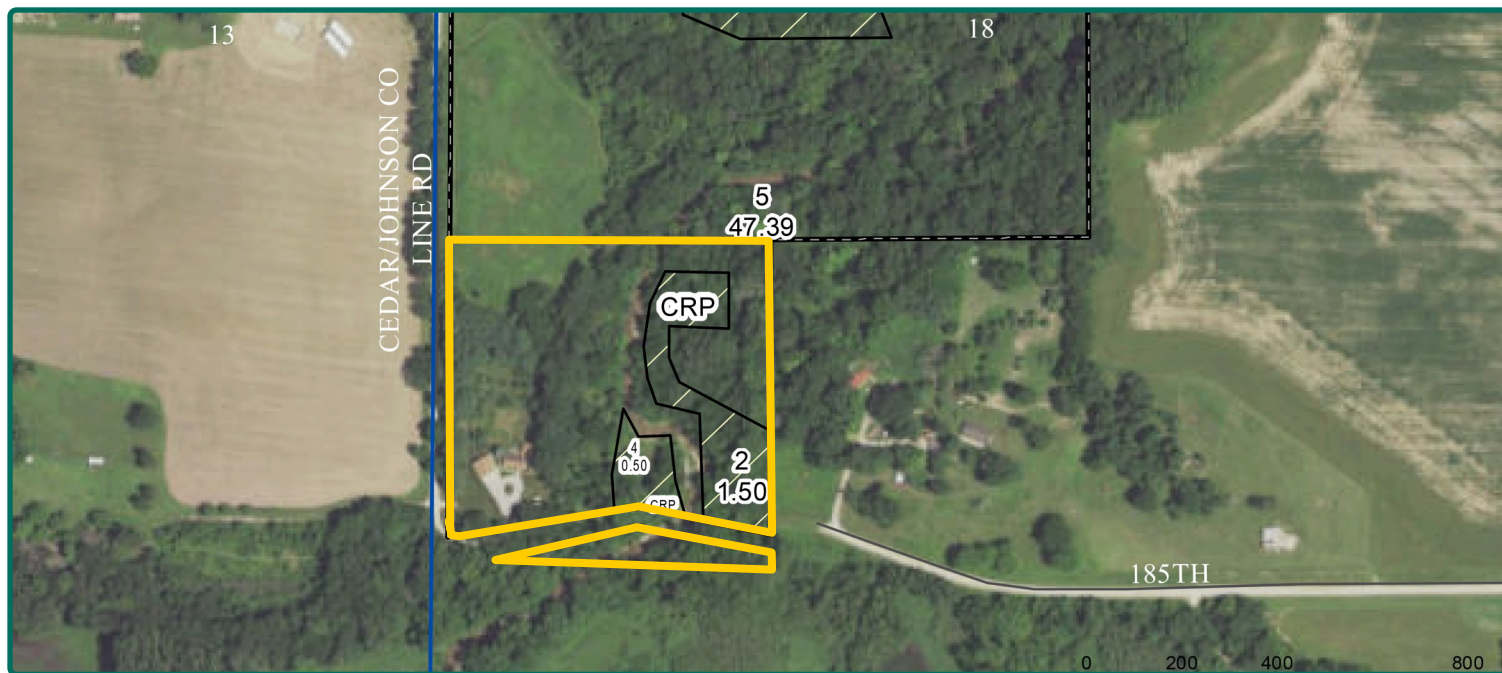
Lisbon Community School

Home

A very lovely and peaceful country retreat. Includes an attractive 2-bedroom, 2-bathroom home located northeast of Solon, or south of Lisbon/Mount Vernon on 9.40 acres. The house was extensively remodeled in 2015 and included an addition of 600 square feet of living/dining area. The kitchen was completely renovated with custom cabinets, quartz

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countertops, and a custom portable worktable. There are solid hardwood oak floors throughout most of the home and maple floors in the bedroom. Most of the doors and trim are solid maple. The house and garage are both trimmed in limestone.

Main Level

Front Room: 15' 6" x 23'; vaulted ceiling, coat closet, crystal fandelier, Crestline windows, maple trim, oak floors.

Back Room: Barrel-vaulted ceiling, gas fireplace with Indiana limestone mantel and surround, maple trim, oak floors. Heated/cooled by a Daiken Mini-Split.

Craft Room: 4' x 10' 6"

Kitchen: 11' x 13'; custom cabinets with seeded glass inserts and crystal knobs, custom baking center, quartz countertops, GE double-oven gas range with griddle and vent fan, Maytag dishwasher, Maytag French-door refrigerator with bottom freezer, oak floors.

Master Bedroom: 13' 3" x 23'; French doors to patio, maple floor.

Master Bath: 6' x 13' 6"; sink, shower, stool, travertine tile floor.

Lower Level

Bedroom: 10' 10" x 16'; carpet flooring.

Office Area: 11' x 11'; carpet flooring.

Bathroom: 9' x 11'; sink, shower, stool, travertine tile floor.

Mechanical/Laundry Room: Includes washer, dryer, pressure tank, water softener, hot water heater, furnace/AC.

Garage

35' x 35' three-stall garage that is divided with a separate garden shed.

Shop

24' x 36' with a concrete floor.

Water & Well Information

The well is located northwest of the shop.

Septic System

The septic system is located north of the house. This will be pumped and inspected by the Seller prior to closing.

LP Tank

Rented from Farm Service.

Orchard

Apple, cherry and plum trees.

FSA Data

Part of Farm Number 3199, Tract 6643

FSA/Eff. Crop Acres: 0.00

CRP Acres: 2.00

CRP Contracts

There are two CRP tree contracts on this property:

- There are 1.50 acres enrolled in a CP-22 contract that pays \$119.00 annually and expires September 30, 2027.
- There are 0.5 acres enrolled in a CP-22 contract that pays \$40.60 annually and expires September 30, 2030.

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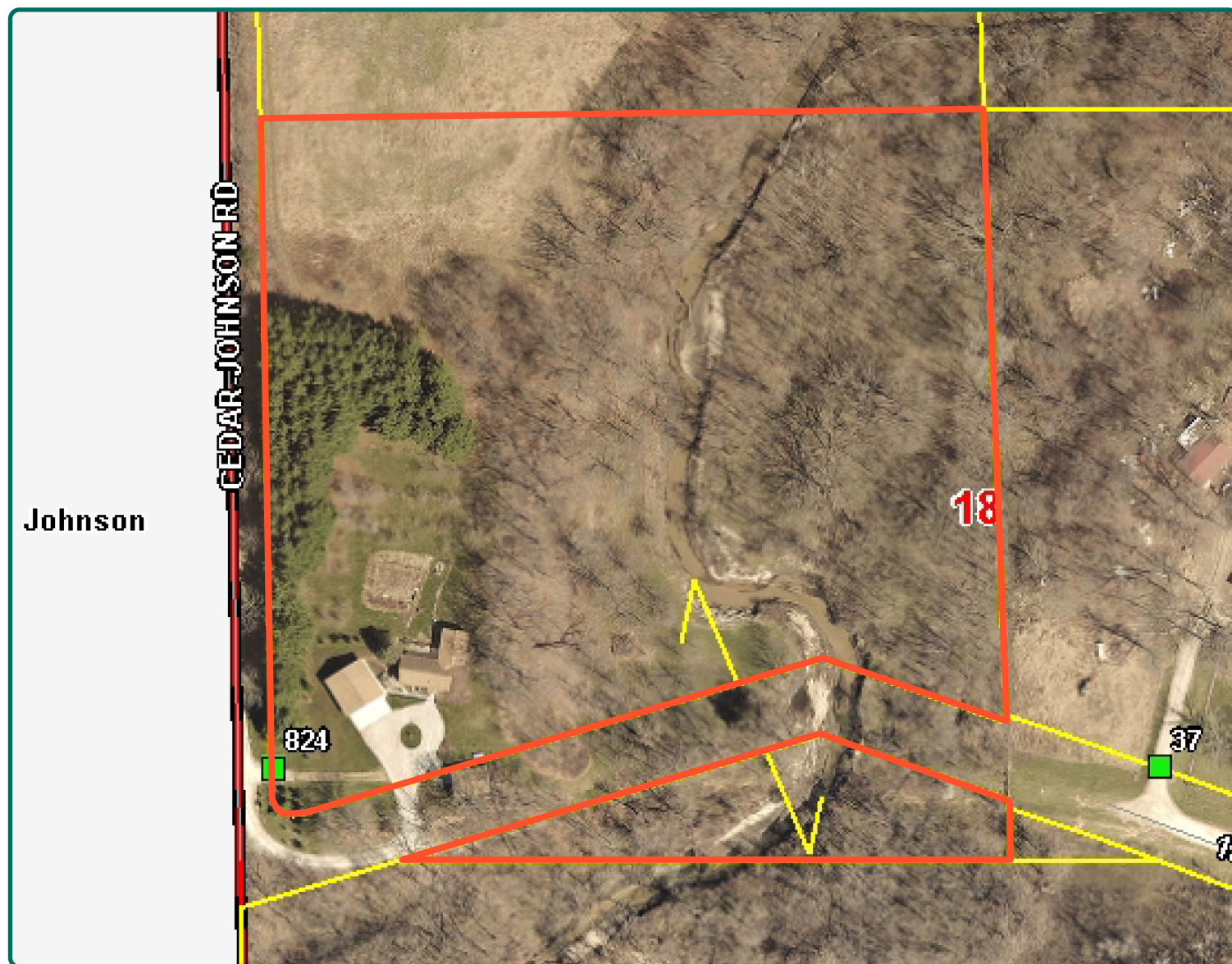
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Land Description

Level.

Drainage

Natural.

Comments

This is a one-of-a-kind property located northeast of Solon/southeast of Mount

Vernon and Lisbon on 9.40 acres. The 9.40 acres is nicely manicured and includes numerous flowers, mature trees, creek, 2.00 acres of CRP and prairie. The home and outbuildings sit on a private park-like setting at the end of a dead-end road with an abundance of birds and wildlife.

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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Kitchen



Kitchen



Living Room and Dining Room



Front Room



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Master Bedroom



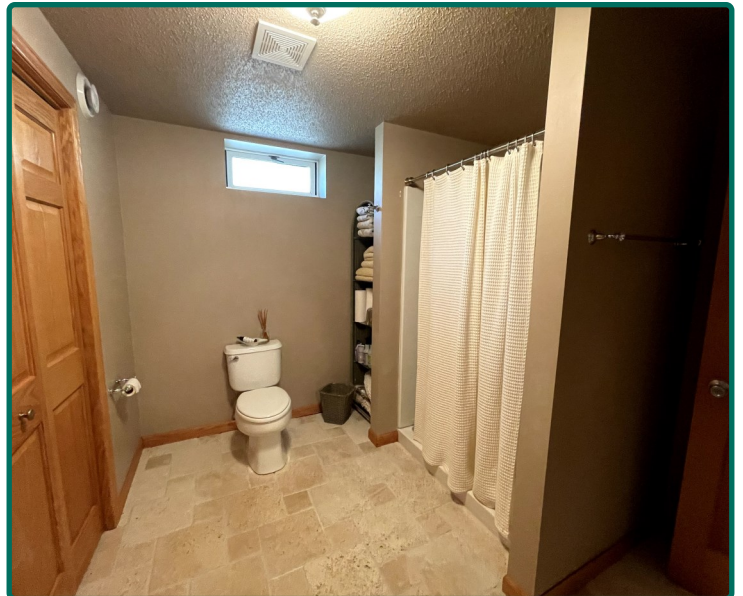
Master Bathroom



Bedroom



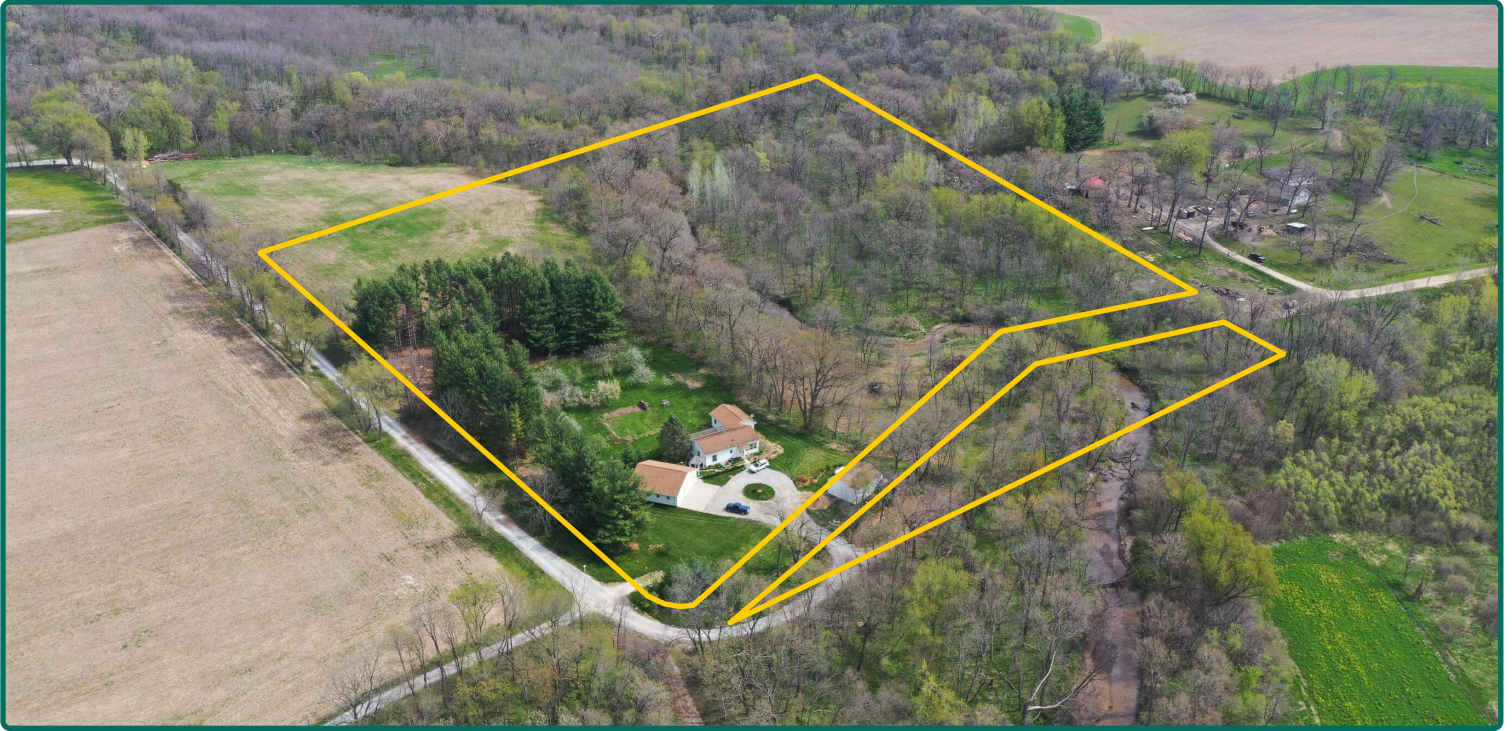
Bathroom





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