

# Land For Sale

#### ACREAGE:

LOCATION:

### 12.03 Acres, m/l

### Linn County, IA



### **Property** Key Features

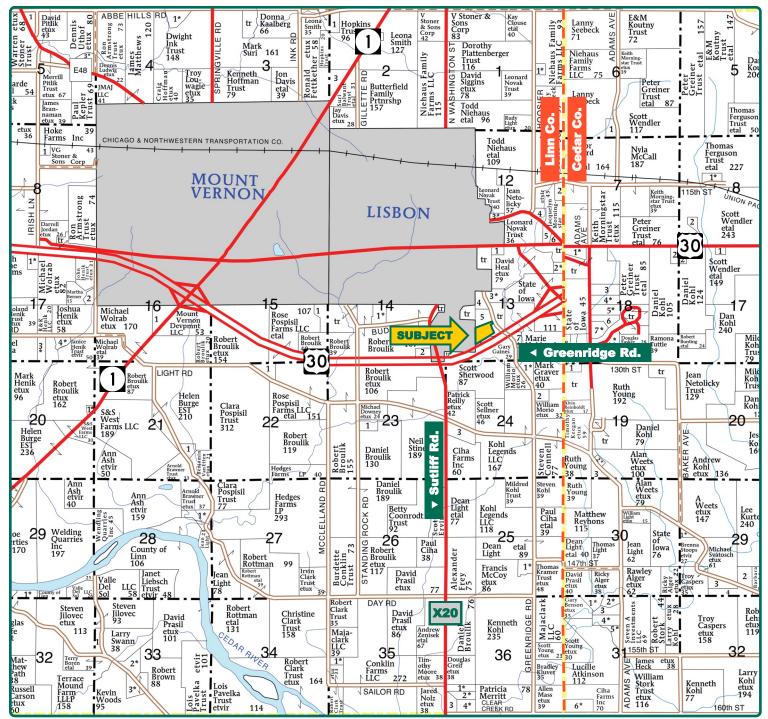
- Located Southeast of Lisbon, Iowa.
- Nice Mixture of Mature Timber and Prairie.
- Attractive Building Site with Beautiful Views.

Troy Louwagie, ALC Licensed in IA & IL TroyL@Hertz.ag



# **Plat Map**

### Franklin Township, Linn County, IA



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# **Location Map**

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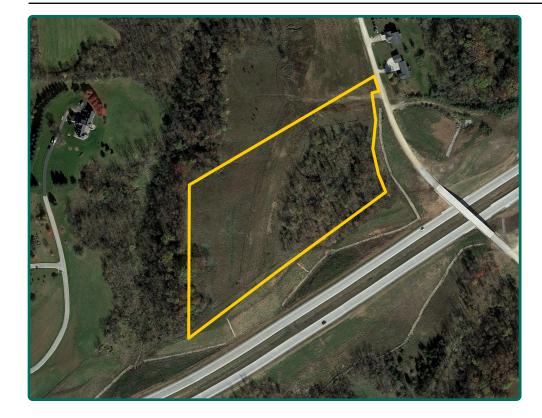


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# **Aerial Photo**

12.03 Acres, m/l



#### Property Information 12.03 Acres, m/l

#### Location

**From Lisbon:**  $\frac{1}{4}$  mile south on Sutliff Road. Take a left on Green Ridge Road for  $\frac{1}{2}$  a mile. The property is located on the west side of the road.

#### **Legal Description**

Parcel A, Plat of Survey No. 2270 as recorded in Book 10293 Page 682 of the records of the Linn Co., IA Recorder on February 14, 2019, being a part of the NE¼ of the SW¼ of Section 13, Township 82 North, Range 5 West of the 5<sup>th</sup> P.M., Linn Co., IA AND the SE¼ of the SW¼ of Section 13, Township 82 North, Range 5 West of the 5<sup>th</sup> P.M., Linn Co., IA Westerly of Public Highway and Northerly of Public Highway.

#### Price & Terms PRICE REDUCED!

- <del>\$276,690</del> \$258,645
- \$23,000/acre \$21,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable.

#### **Real Estate Tax**

Taxes Payable 2020 - 2021: \$210.00 Net Taxable Acres: 12.03 Tax per Net Taxable Acre: \$17.46

#### **Land Description**

Level to gently rolling.

#### Comments

This is a beautiful building lot located southeast of Lisbon with a mixture of mature timber and prairie. There is an abundance of wildlife in and around this property. Build your dream house overlooking the rolling hills of Linn County.

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# **Assessor's Map**

12.03 Acres, m/l



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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## Property Photos





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