

Land For Sale

ACREAGE:

12.03 Acres, m/l

LOCATION:

Linn County, IA

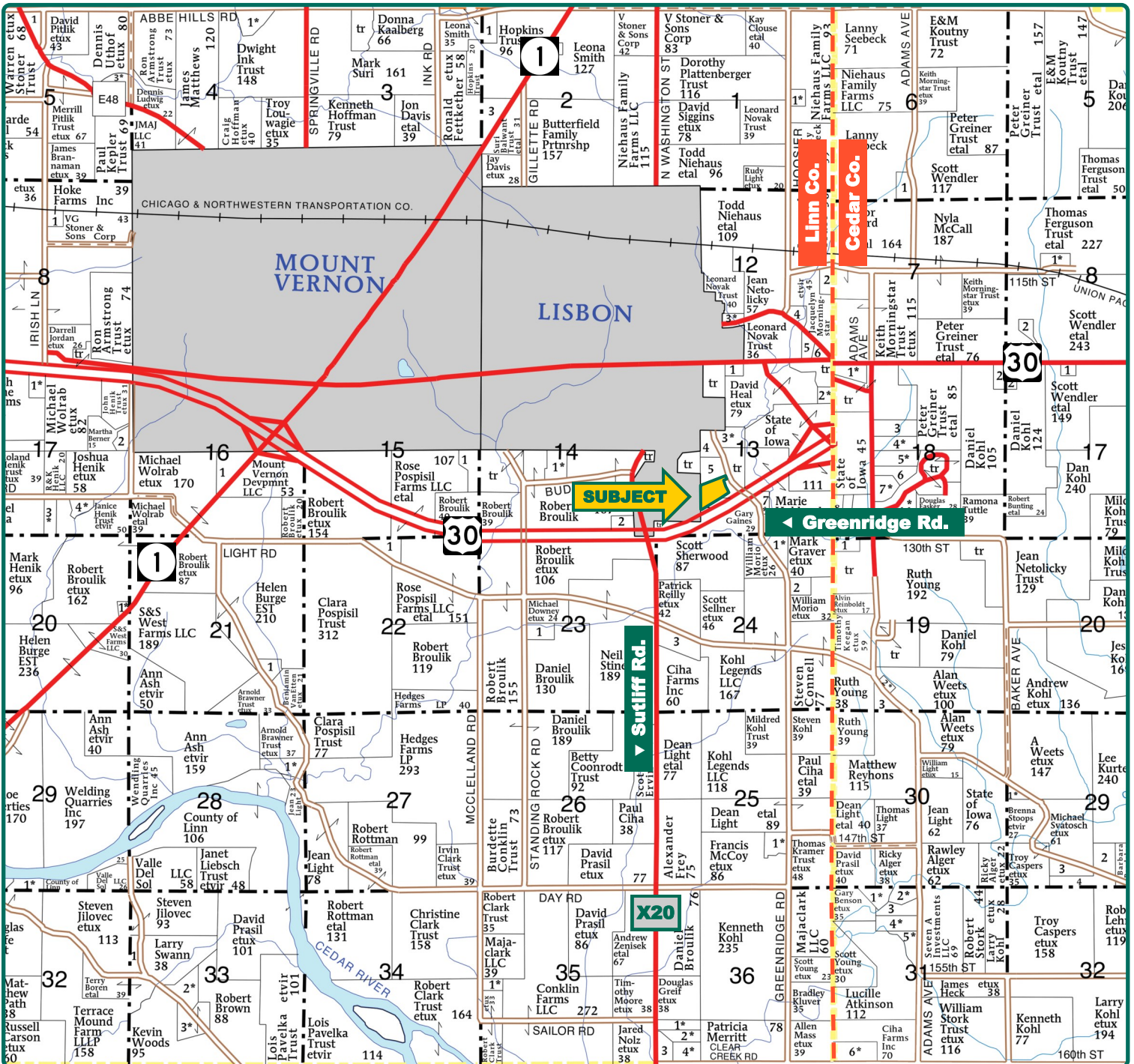


Property *Key Features*

- 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

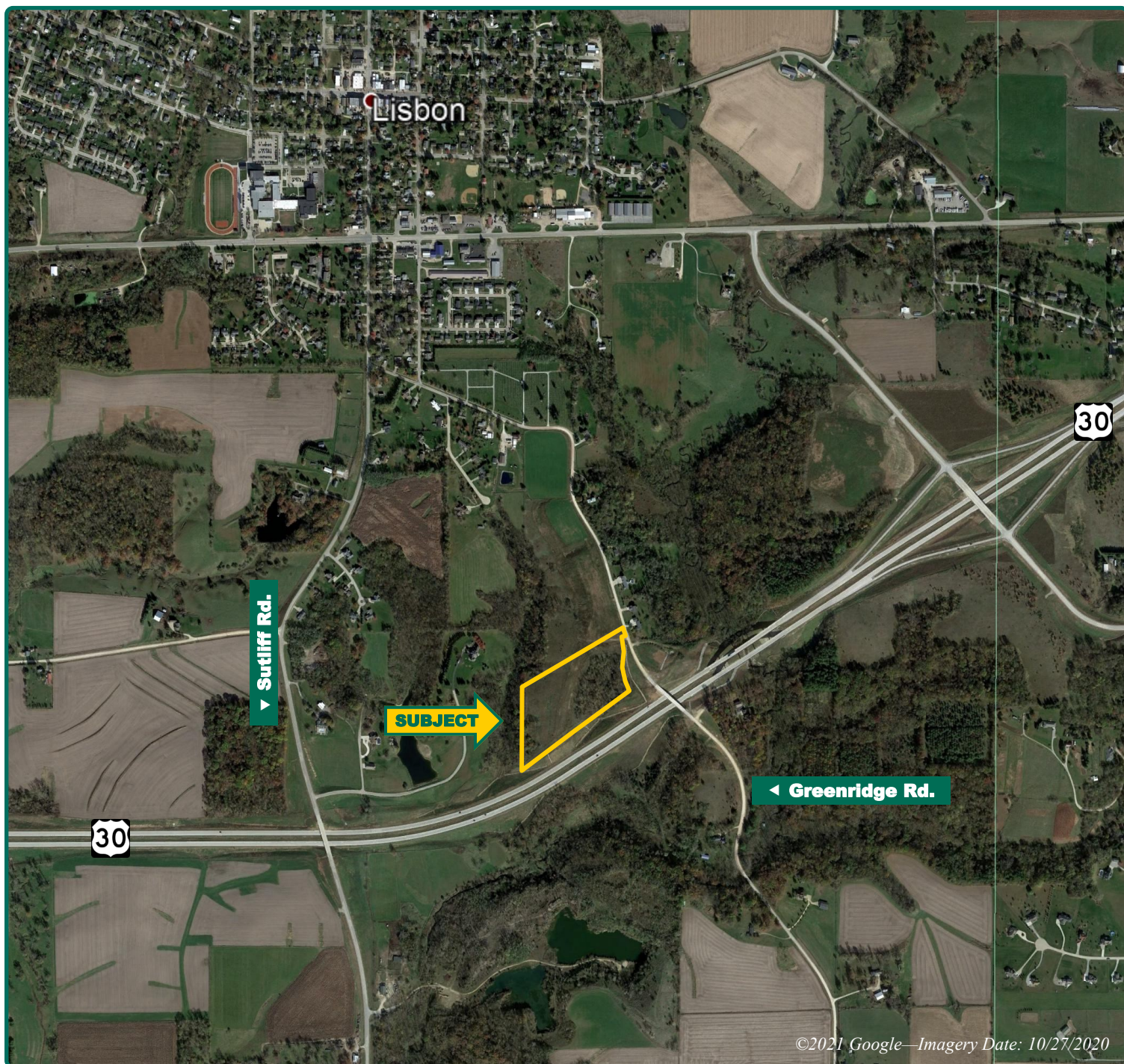
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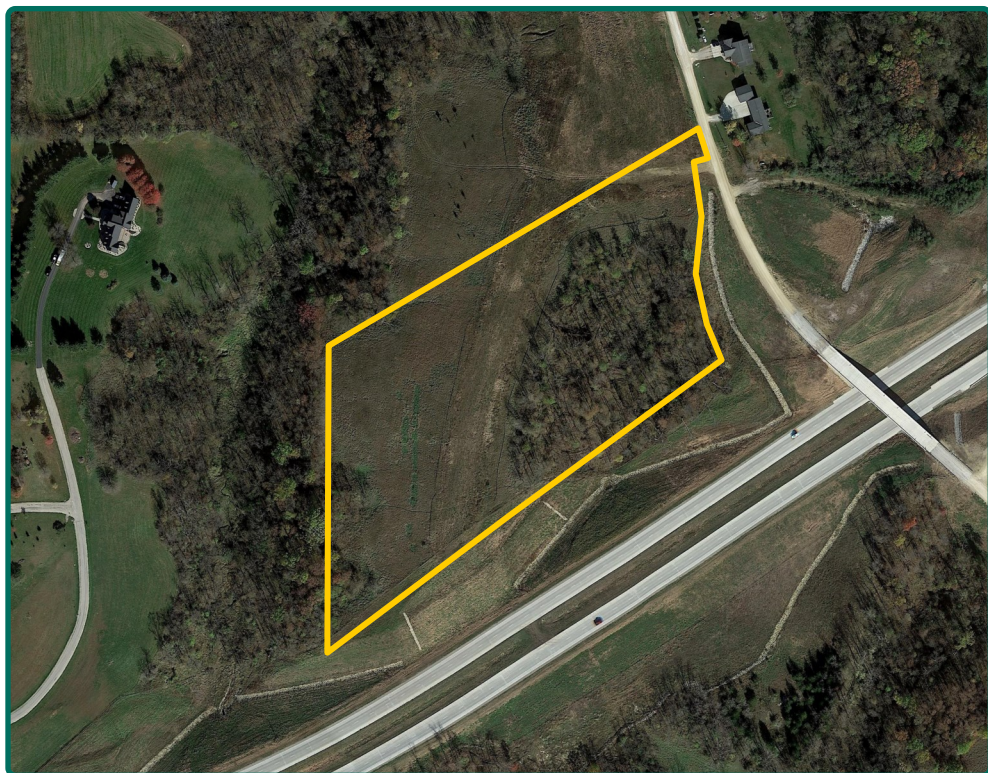
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Property Information

12.03 Acres, m/l

Location

From Lisbon: ¼ mile south on Sutliff Road. Take a left on Green Ridge Road for ½ 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 5th P.M., Linn Co., IA AND the SE¼ of the SW¼ of Section 13, Township 82 North, Range 5 West of the 5th P.M., Linn Co., IA Westerly of Public Highway and Northerly of Public Highway.

Price & Terms

PRICE REDUCED!

- ~~\$276,690~~ \$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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