

# Acreage For Sale

**ACREAGE:**

**5.50 Acres, m/l**

**LOCATION:**

**Linn County, IA**

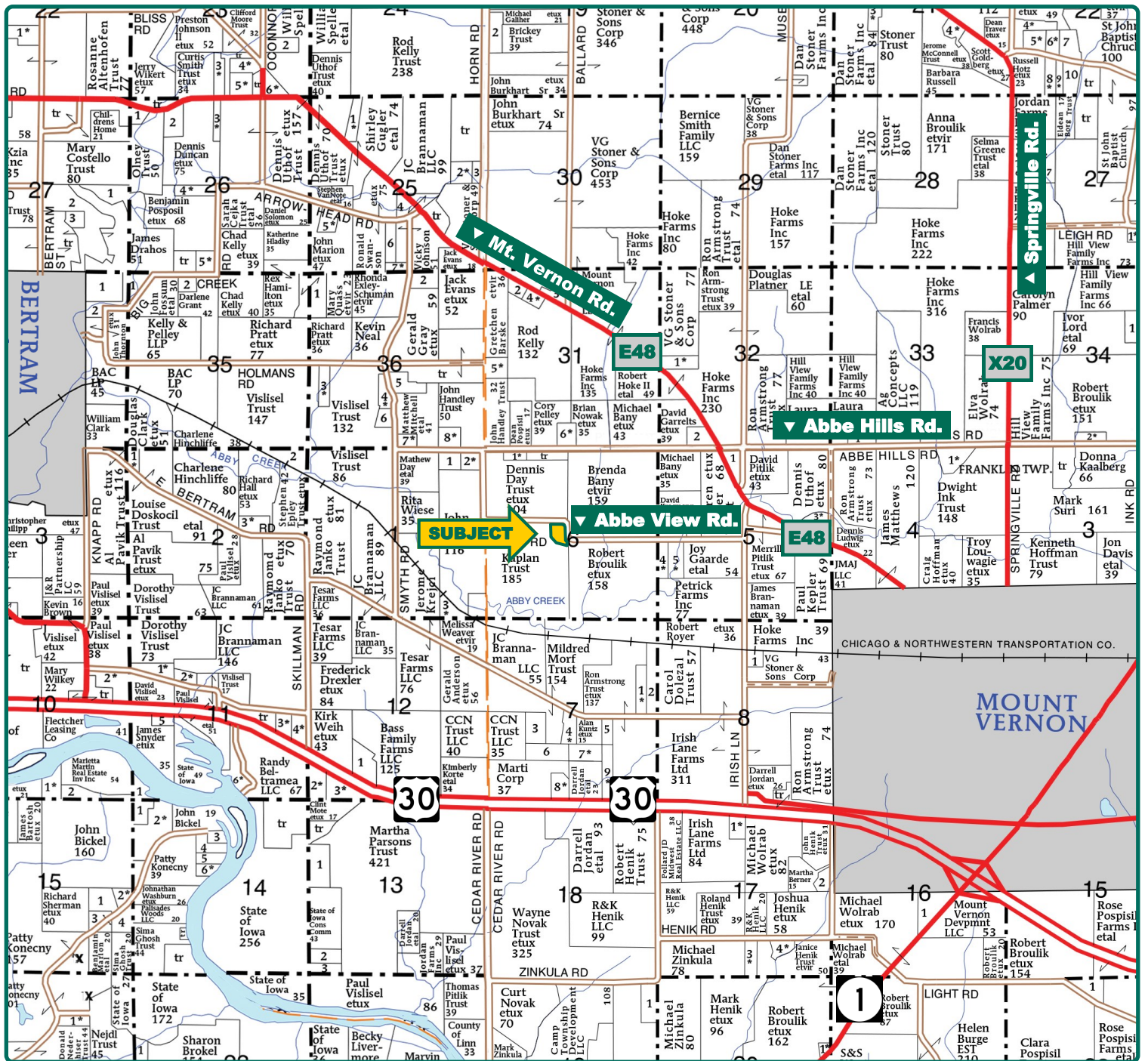


## Property Key Features

- Located 2 Miles West of Mount Vernon, Iowa.
- Nice Farmhouse and Outbuildings
- Prime Rural Acreage Location

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<b>Total Living SF:</b>	<b>1,352</b>
<b>Bedrooms:</b>	<b>3</b>
<b>Bathrooms:</b>	<b>1¾</b>
<b>Year Built:</b>	<b>1922</b>
<b>Address:</b>	<b>1102 Abbe View Rd. Mt. Vernon, IA 52314</b>

## Property Information

### 5.50 Acres, m/l

### Location

**From Mount Vernon:** 1 mile northwest on Mt. Vernon Rd., ¼ mile south on Irish Ln. and 1 mile west on Abbe View Rd. The acreage is on the west side of the road.

### Legal Description

The exact legal description and acres to be determined by a survey.

### Price & Terms

- \$259,000.00
- 5% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$1,500.00\*  
Tax Parcel ID #:170625200100000  
*\*Taxes estimated pending survey of property. Linn County Treasurer/Assessor will determine final tax figures.*

### School District

Mount Vernon Community.

### House

This is a nice 2 story home that was built around 1922, consisting of 1,352 square feet of finished living space as well as a full basement. There are three bedrooms on the second level. There is a full bath on the second level and a ¾ bath in the basement. The home has nice woodwork and wood floors.

### Buildings/Improvements

The outbuildings include a livestock barn, corn crib, machine shed and chicken house. These outbuildings would work well for storage or livestock.

### Water & Well Information

The well is located approximately 50' west of the house.

### Septic System

The current septic system does not pass Linn County code. The Buyer will be required to install a new code conforming septic system.

### Easement

There is a 15' ingress/egress easement located in the southeast portion of this property. This provides access to a separate timber parcel to the south. See Easement Map for details.

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### Required Repairs

Linn County building department has inspected this home. There are some minor repairs that will be required by Linn County prior to the finalization of the residential parcel split. Contact the listing agent for a full list of repairs.

### Comments

This is a nice rural Linn County acreage located on a 5.50 acre wooded lot. It includes a farm house and nice outbuildings.

*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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