

ACREAGE:

37.00 Acres, m/l

LOCATION:

Linn County, IA

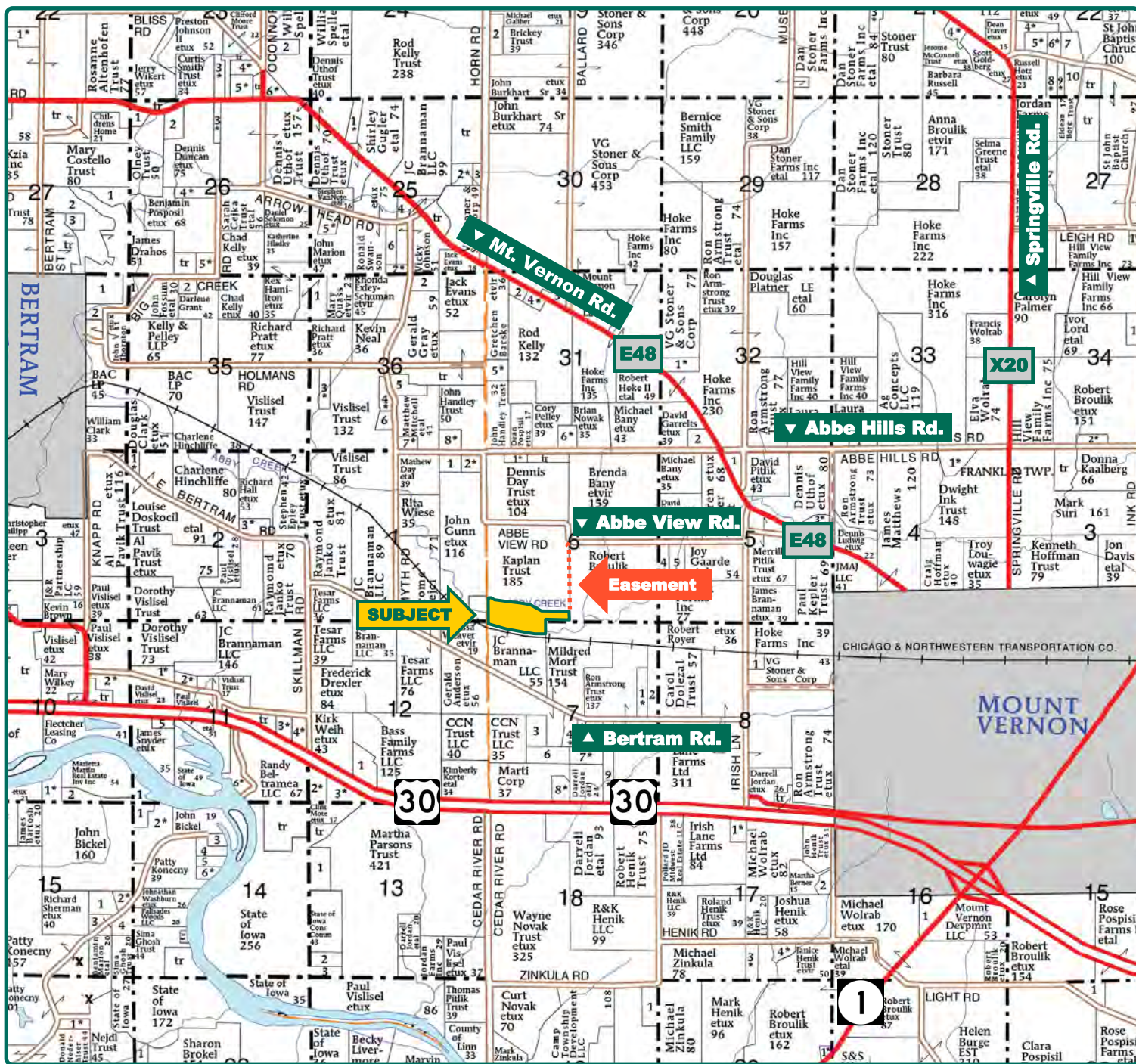


Property Key Features

- Attractive Wooded Recreational Property
- Excellent Deer and Turkey Hunting
- Located Just Minutes from Cedar Rapids

Troy Louwagie, ALC
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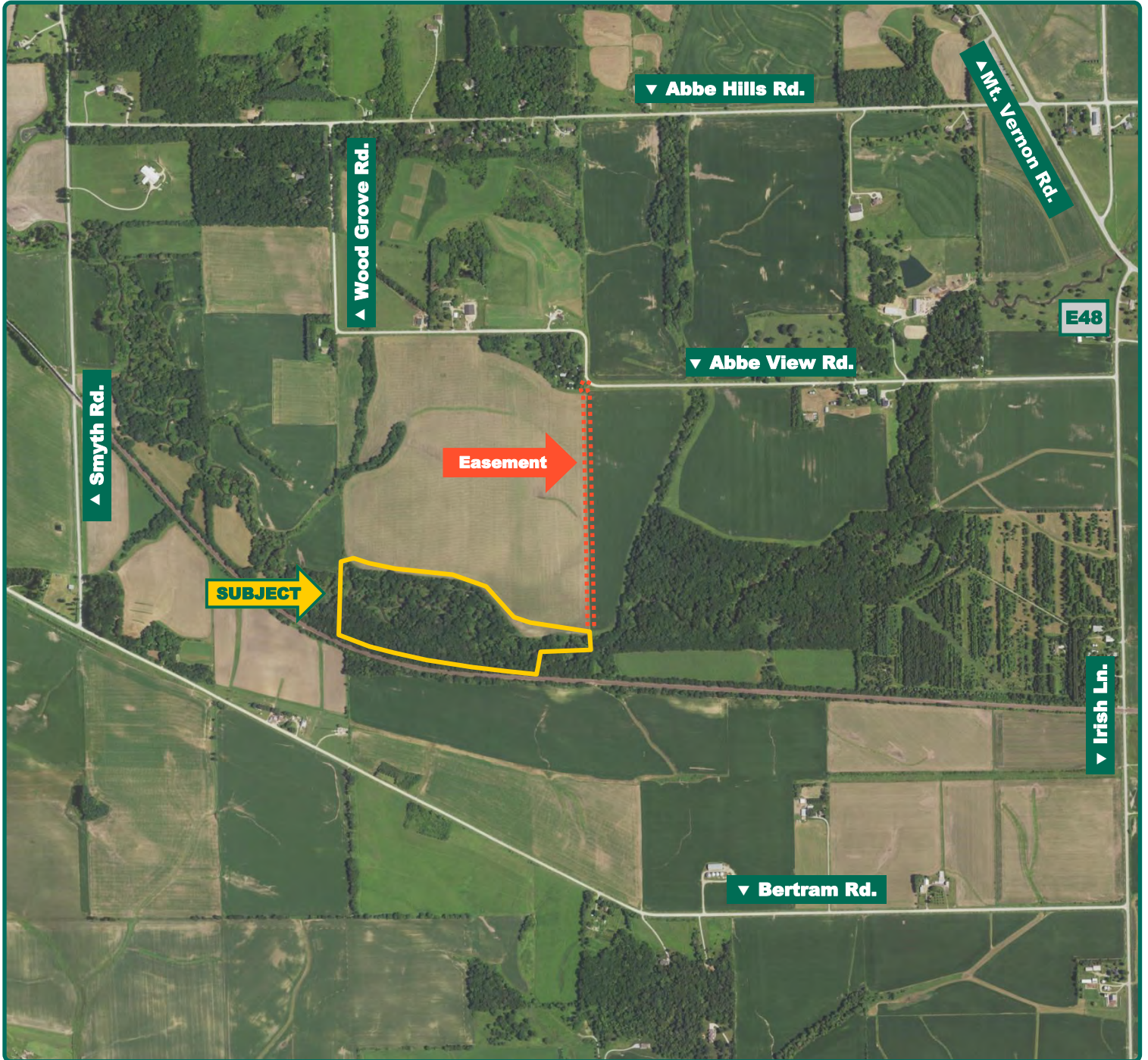
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Mount Vernon, IA 52314
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Forest Reserve Acres: 37.00

Property Information

37.00 Acres, m/l

Location

From Mount Vernon: 1 mile northwest on Mt. Vernon Rd., ¼ mile south on Irish Ln. and 1 mile west to 1102 Abbe View Rd. Mt. Vernon, IA 52314. Follow the easement south to access property.

Legal Description

Part of the S½ of the SW¼ of Section 6 and the N½ of the NW¼ of Section 7 all in Township 82 North, Range 5 West of 5th P.M., Linn County, Iowa. The exact legal description and acres to be determined by a survey.

Price & Terms

- 216,450.00
- \$5,850/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

All 37.00 acres are currently enrolled in the Forest Reserve Program and are not being taxed.

Easement

A 15' ingress/egress easement will provide access to the northeast portion of this farm providing access from Abbe View Road.

Land Description

Level to gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is one of the nicest recreational farms in Linn County. The entire property is wooded and Abbe Creek runs through this property.

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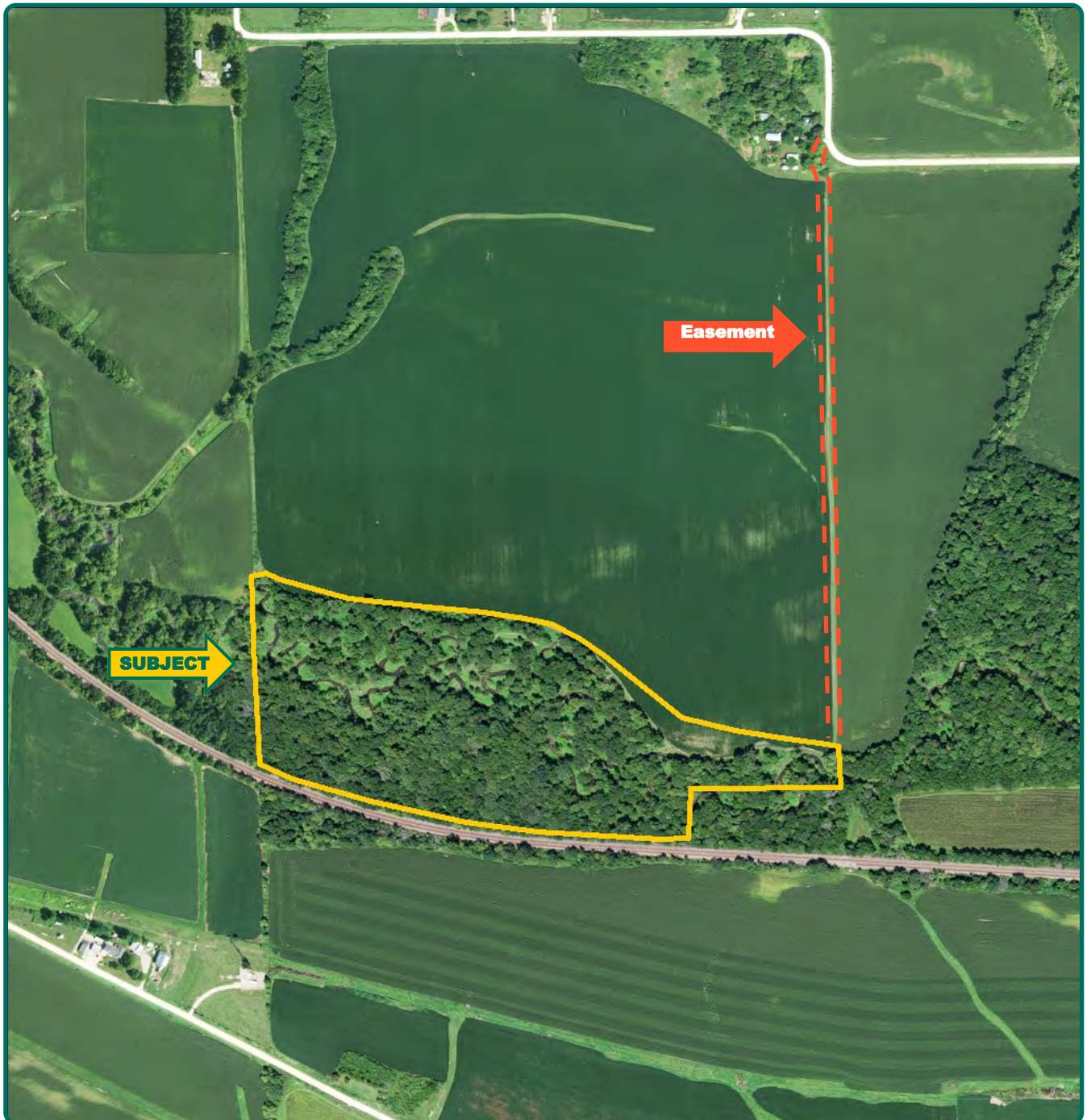
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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