

# Acresage For Sale

**ACREAGE:**

**6.69 Acres, m/l**

**LOCATION:**

**Linn County, IA**



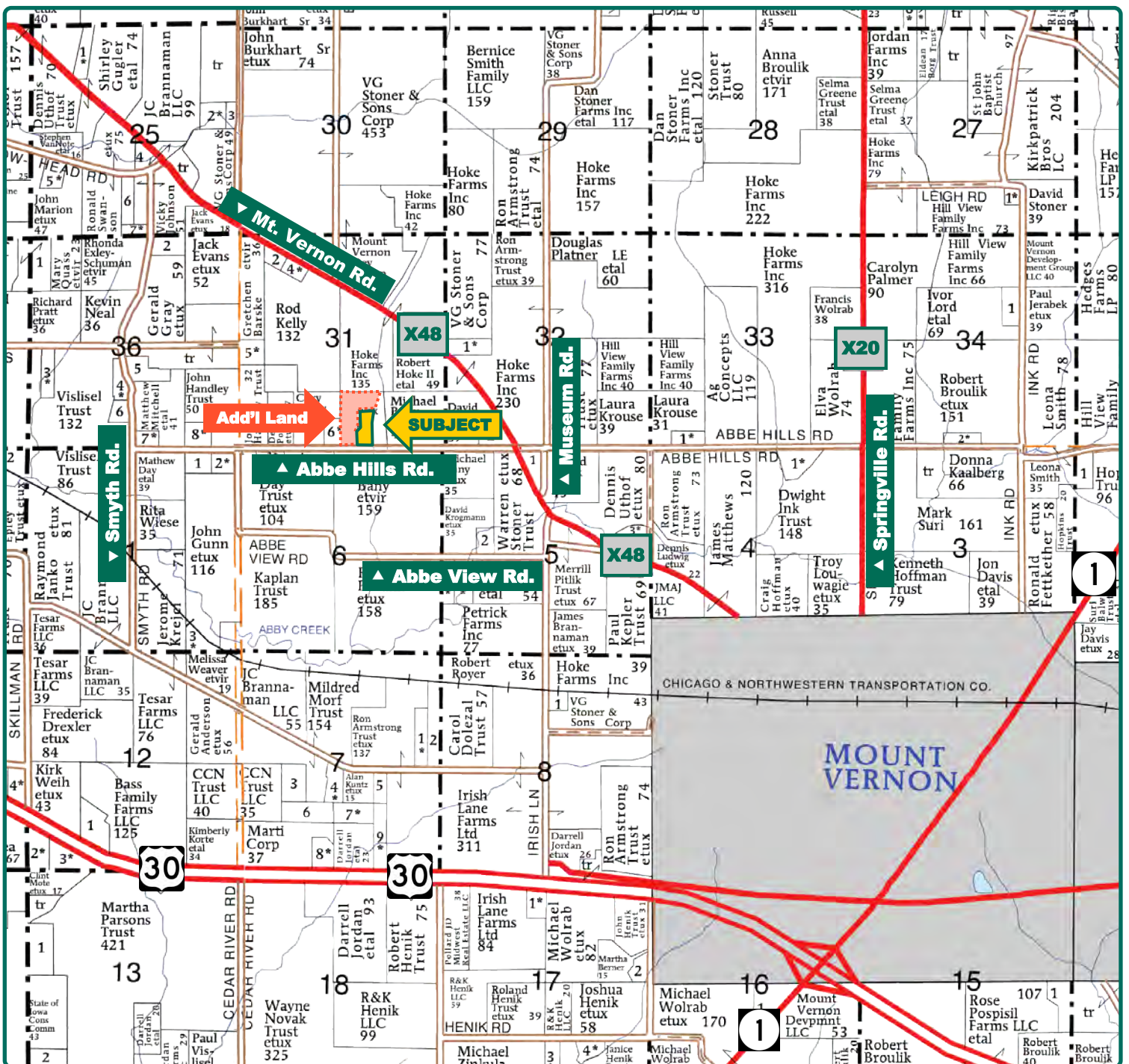
## Property Key Features

- Located 2 Miles West of Mount Vernon, Iowa
- Attractive 2-Bedroom Home with Many Updates
- Nice Outbuildings for Storage and Livestock

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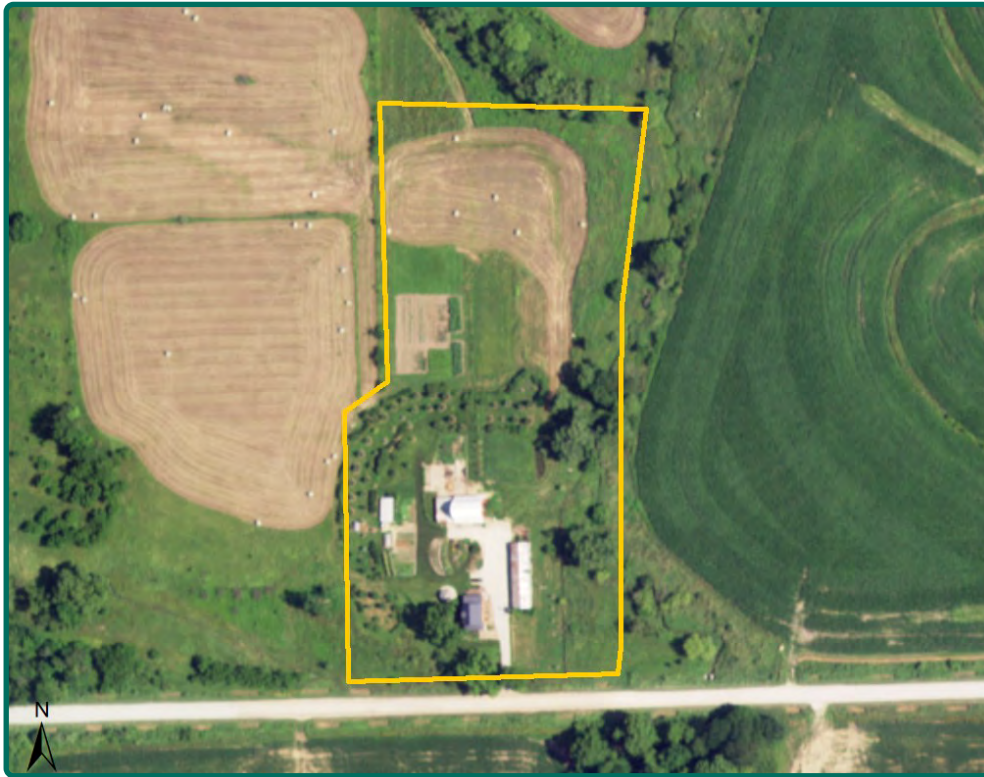


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**FSA/Eff. Crop Acres:** 3.69\*  
**Corn Base Acres:** 2.05\*  
**Bean Base Acres:** 1.15\*  
**Soil Productivity:** 81.46 CSR2

*\*Acres are estimated.*

**Total Living SF:** 1,349  
**Bedrooms:** 2  
**Bathrooms:** 1½  
**Year Built:** 1910

**ADDRESS:**  
**1073 Abbe Hills Rd.**  
**Mount Vernon, IA 52314**

## Property Information

**6.69 Acres, m/l**

### Location

**From Mount Vernon:** 2¾ miles northwest on Mount Vernon Rd. and ¾ mile west on Abbe Hills Rd. The property is located on the north side of the road.

### Legal Description

To be known as Lot 1 Nowak 1st Addition to Linn County, Iowa, located in Section 31, Township 83 North, Range 5 West of the 5th P.M., Linn County, Iowa.

### Price & Terms

- \$475,000
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$1,458.00\*

Net Taxable Acres: 6.69

*\*Taxes estimated due to recent survey of property. Linn County Treasurer/Assessor will determine final tax figures.*

### House

This country home has been completely remodeled over the last 10 years. The main floor includes a large mudroom with laundry hookups and a half-bath. The kitchen has been completely updated with custom cabinets and a partial walnut countertop. Just off the kitchen is a large walk-in pantry. The living room includes a woodburning stove with large windows looking out onto the rolling prairie. The

main level includes mostly hardwood floors and attractive woodwork with an open staircase.

The second level includes two nice bedrooms and a spacious bathroom. The bathroom has been completely remodeled and includes a beautiful fully tiled shower, large vanity and built-in storage.

The lower level has a nice woodworking area and includes updated electrical wiring. The home is heated/cooled with geothermal. The home has all newer Anderson windows.

### FSA Data

Part of Farm Number 6624, Tract 3291

FSA/Eff. Crop Acres: 3.69\*

Corn Base Acres: 2.05\*

Corn PLC Yield: 171 Bu.

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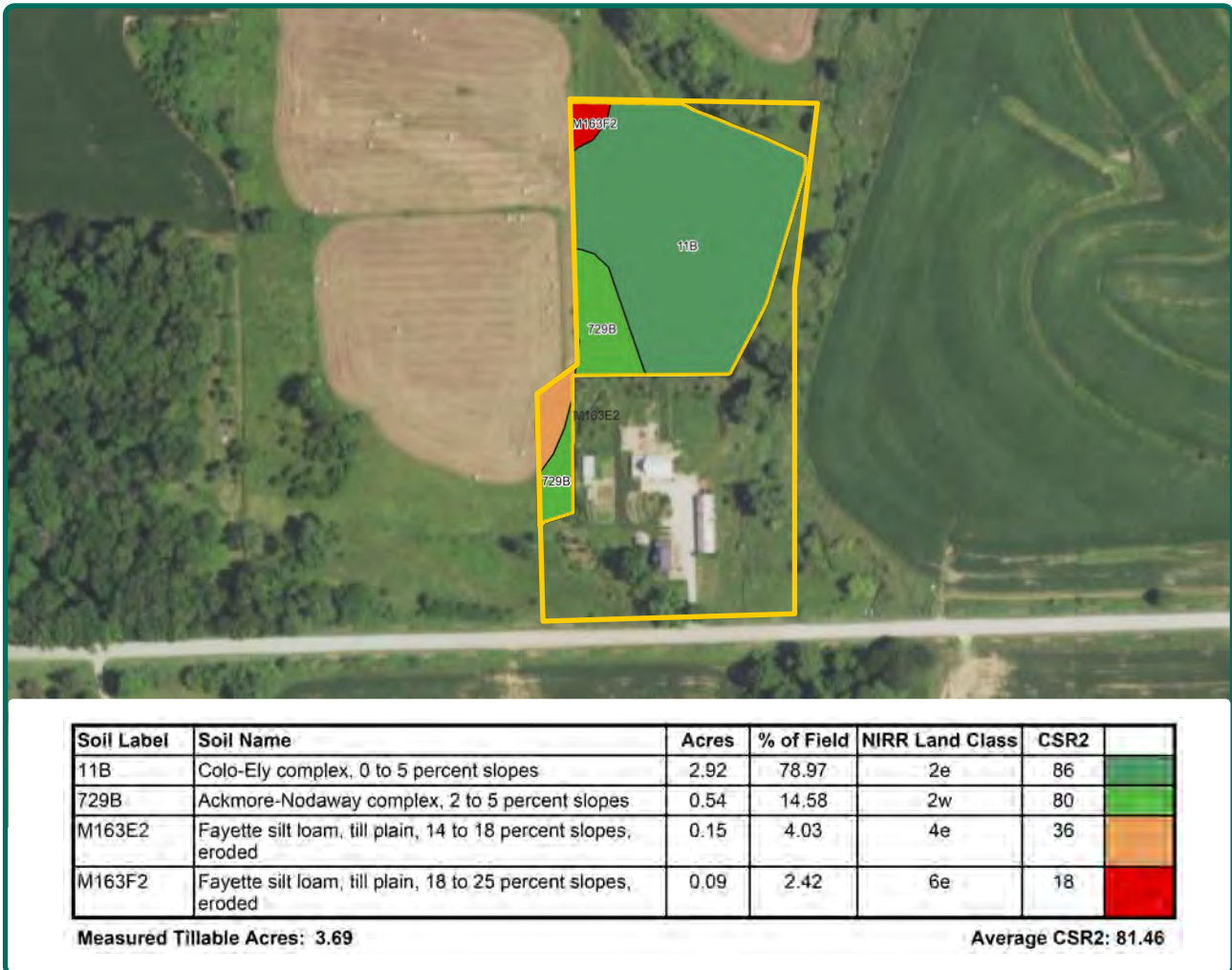
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Bean Base Acres: 1.15\*

Bean PLC Yield: 47 Bu.

\*Acres are estimated pending reconstitution of farm by the Linn County FSA office.

### Soil Types/Productivity

Primary soil is Colo-Ely. CSR2 on the estimated FSA/Eff. crop acres is 81.46. See soil map for detail.

### Land Description

Level to gently rolling.

### Drainage

Natural.

### Buildings/Improvements

Outbuildings include a nice barn that could be used for storage or livestock. It has a steel roof and sides with a built-in chicken coop and nesting area. There is a small lean-to off the barn. There is also a nice open-front livestock barn.

### Water & Well Information

The well is located between the house and the barn.

### Septic System

Septic is located just west of the house. Includes a 1,000-gallon tank and leach field.

### Comments

This is a very nice acreage located northwest of Mount Vernon with an attractive rural setting. It includes a recently updated 2-bedroom home. The outbuildings have been well-maintained and would work well for storage or livestock.

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### Additional Land for Sale

Seller has an additional tract of land for sale located directly west of this property. See Additional Land Aerial Photo.

*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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Kitchen/Dining Room



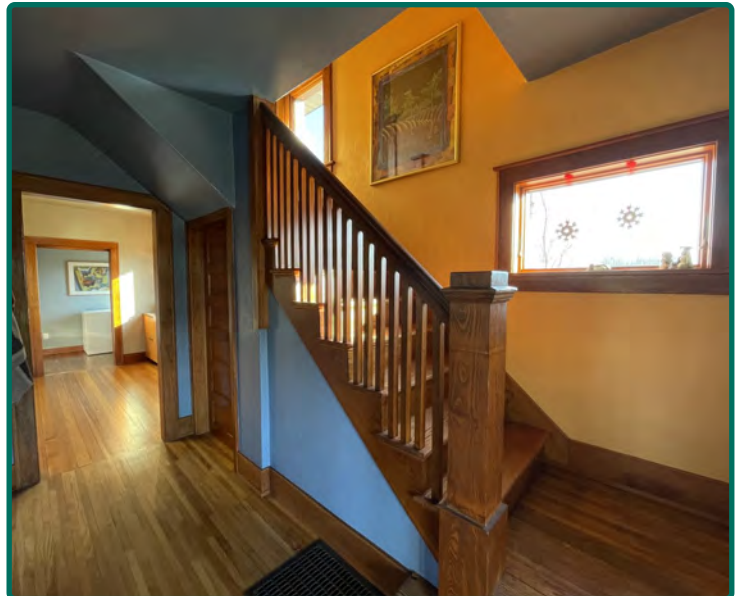
Living Room



Pantry



Entryway/Open Staircase



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Bedroom



Bedroom



Bathroom



Back Deck



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# Additional Land Aerial Photo



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