

Acreage For Sale

ACREAGE:

3.95 Acres

LOCATION:

Linn County, IA



Property Key Features

- Located 2 Miles Northwest of Springville, Iowa
- Attractive, 3-Bedroom-Ranch Home and Outbuildings
- Nice Machine Shed with Heated Shop

Troy Louwagie, ALC

Licensed Broker in IA & IL

319-721-4068

TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314

www.Hertz.ag

Rebecca Frantz

Licensed Salesperson in IA

319-330-2945

RebeccaF@Hertz.ag

REID: 010-2427-01



Total Living SF:	2,809
Bedrooms:	3
Bathrooms:	2½
Year Built:	1994
Address:	
	2941 Stone Rd. Springville, IA 52336

Property Information

3.95 Acres, m/l

Location

From Marion—Intersection of Hwy 13 and Hwy 151: ¾ miles northeast on Hwy 151 and ½ miles north on Stone Rd. The property is on the east side of the road.

From Springville—Intersection of 1st Ave and Hwy 151: ½ miles west on Hwy 151 and ½ miles north on Stone Rd.

Legal Description

Lot 1, Machula Stone Road First Addition, located in the NW¼ of the NW¼ of Section 19, Township 84 North, Range 5 West of the 5th P.M., Linn County, Iowa.

Price & Terms

PRICE REDUCED!

- ~~\$525,000.00~~ \$489,500.00

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,617.00*

Net Taxable Acres: 3.95

Tax Parcel ID #: 091925100200000

**Taxes estimated pending assessment of property. Linn County Treasurer/Assessor will determine final tax figures.*

School District

Springville Community School District.

House

This acreage features a lovely, 3-bedroom, 2½-bath, ranch-style home built in 1994. There are a comfortable 1,674 square feet of finished living space on the main level and 1,135 finished square feet in the basement. The main floor includes two bedrooms, an office, a full bathroom and a laundry room with a half bath. Oak cabinetry and quartz countertops accent the ample space in the kitchen. An attached sun room and patio allow space to relax and enjoy the country views. In the finished basement, there is a family room, a 3rd bedroom and a ¾ bath. Steps lead up from the basement to the 684-square-foot, double-door garage. The attached garage is directly accessible from both the ground floor and the basement.

Troy Louwagie, ALC

Licensed Broker in IA & IL

319-721-4068

TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314

www.Hertz.ag

Rebecca Frantz

Licensed Salesperson in IA

319-330-2945

RebeccaF@Hertz.ag



Steel Machine Shed

There is a 45' by 90', utility building that was built in 1994. A 25' by 45' portion of this building has been divided off for a partially finished shop area with insulated walls and a concrete floor. Radiant heat has been installed for all-seasons comfort.

Additional Outbuildings

Steel Grain Bin	21' x 18'	1970
Steel Grain Bin	18' x 17'	1970
Concrete Silo	14' x 50'	1970
Shed	10' x 13'	1920
Flat Barn	28' x 36'	1920
Pole Barn	28' x 40'	1920

Water & Well Information

The well is located east of the house.

Septic System

The septic system is located 73' south of the house and includes a 1,000-gallon tank and leach field. The system has been recently inspected and found to be in working order. Contact the listing agent for a copy of the inspection.

Comments

This a very nice acreage located northeast of Marion in an attractive, rural setting. It includes a well-cared-for, 3-bedroom, 2½-bath home with an attached garage. Outbuildings include a 45' by 90' machine shed with a partially finished and heated shop area. The barn is well-suited for storage or livestock.

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.

Troy Louwagie, ALC

Licensed Broker in IA & IL

319-721-4068

TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314

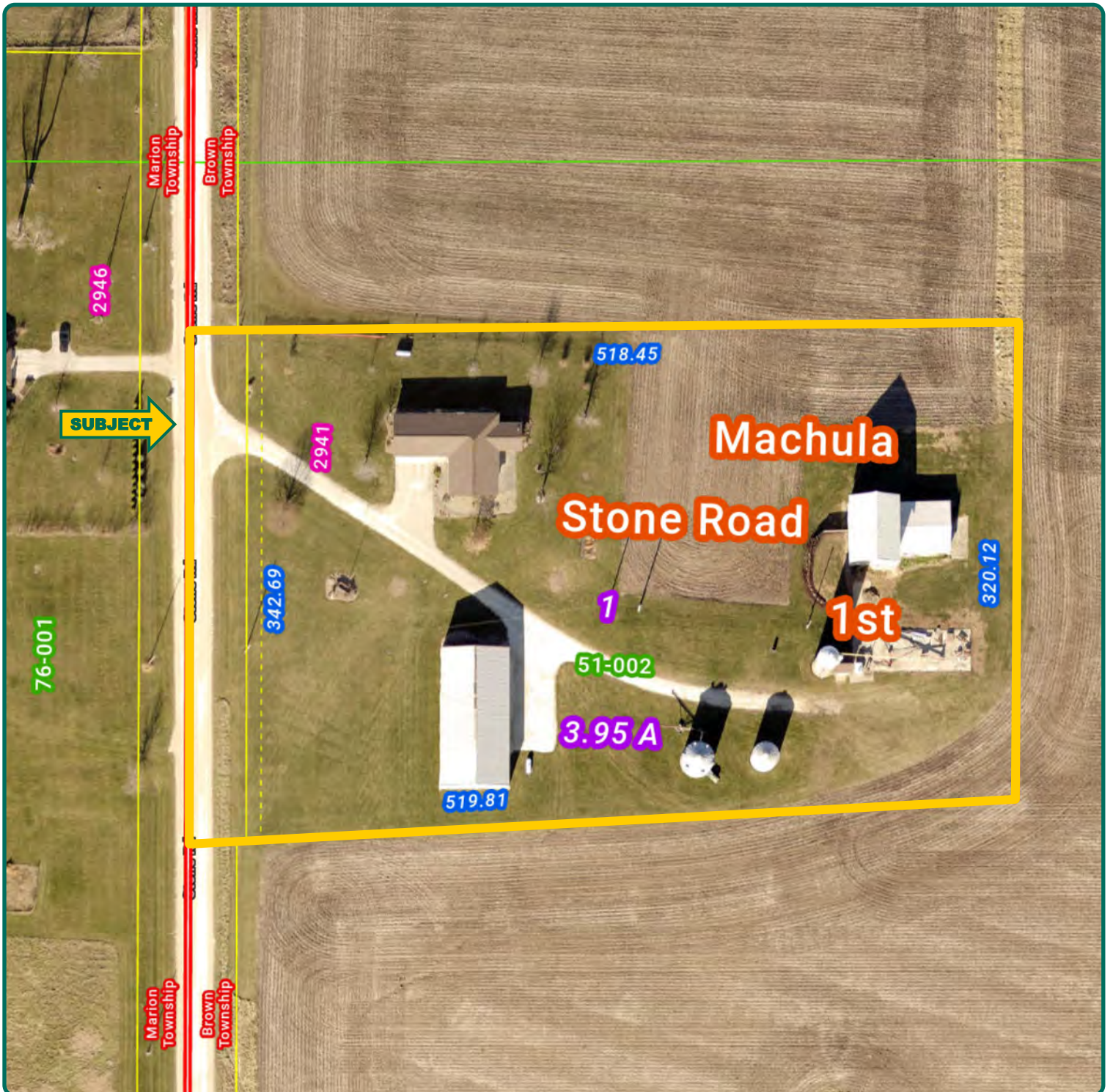
www.Hertz.ag

Rebecca Frantz

Licensed Salesperson in IA

319-330-2945

RebeccaF@Hertz.ag



Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Rebecca Frantz
Licensed Salesperson in IA
319-330-2945
RebeccaF@Hertz.ag



Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Rebecca Frantz
Licensed Salesperson in IA
319-330-2945
RebeccaF@Hertz.ag



Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Rebecca Frantz
Licensed Salesperson in IA
319-330-2945
RebeccaF@Hertz.ag



Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Rebecca Frantz
Licensed Salesperson in IA
319-330-2945
RebeccaF@Hertz.ag



Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Rebecca Frantz
Licensed Salesperson in IA
319-330-2945
RebeccaF@Hertz.ag



Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Rebecca Frantz
Licensed Salesperson in IA
319-330-2945
RebeccaF@Hertz.ag