

# Acreage For Sale

**ACREAGE:**

**9.54 Acres, m/l**

**LOCATION:**

**Linn County, IA**



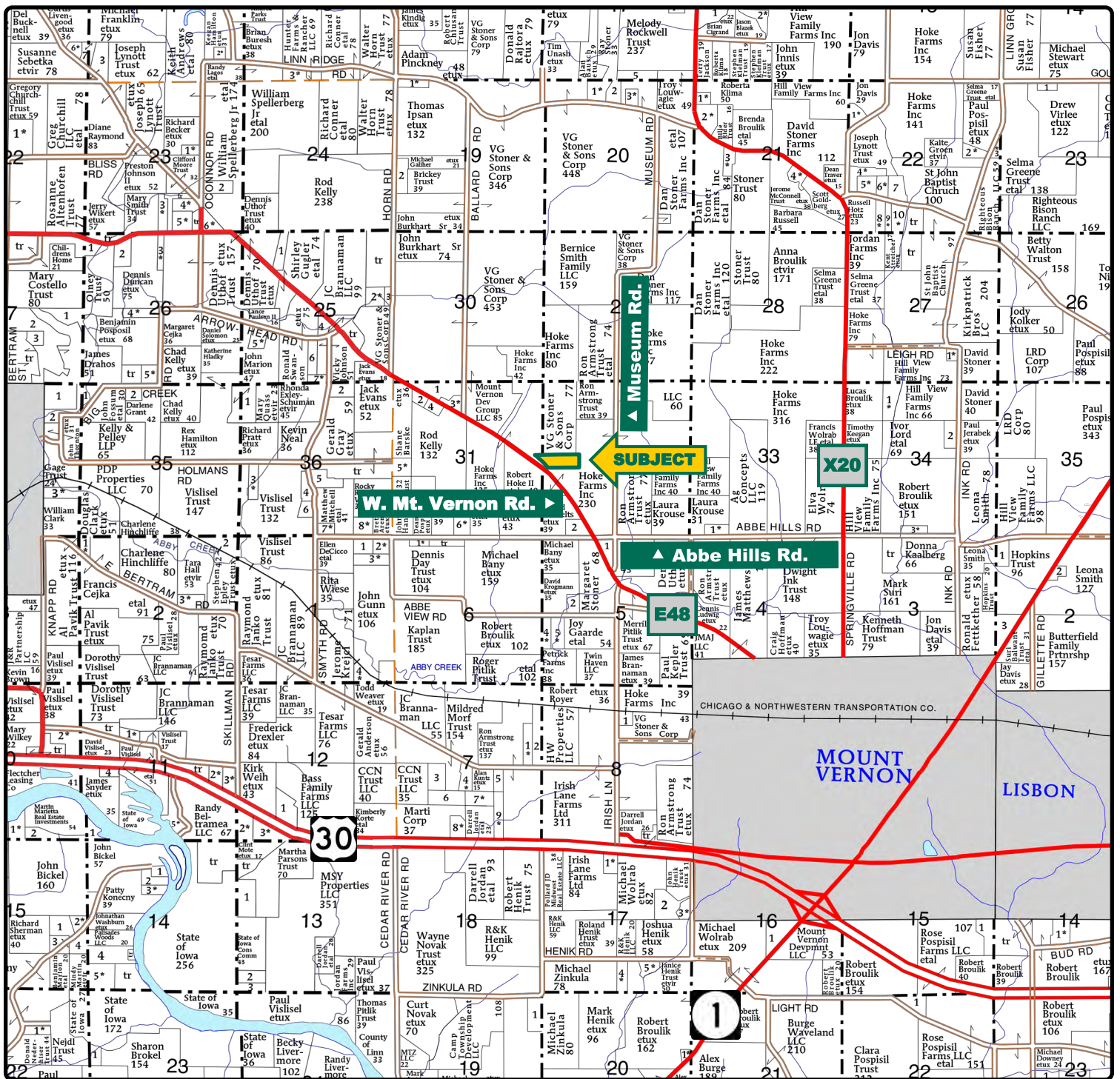
## Property *Key Features*

- Located 2 Miles Northwest of Mt. Vernon, on Mt. Vernon Road
- Picturesque Setting Ready for a Dream Home to be Built
- Includes Cabin/Shop, Pole Barn, Timber, Pond and More

**Troy Louwagie, ALC**  
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**TroyL@Hertz.ag**

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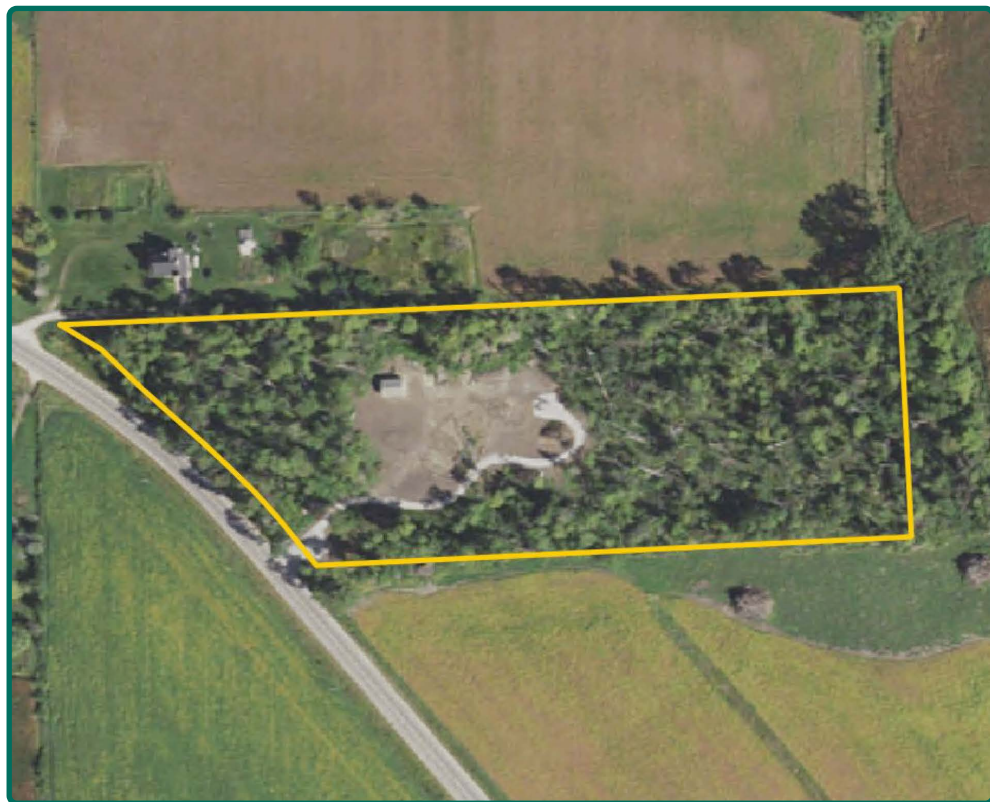




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**Total Living SF:** 792  
**Bedrooms:** 1  
**Bathrooms:** 1  
**Year Built:** 2022  
**ADDRESS:**  
 987 W. Mt. Vernon Rd.  
 Mt. Vernon, IA 52314

## Property Information

### 9.54 Acres, m/l

#### Location

**From Mt. Vernon:** 2 miles northwest on W. Mt. Vernon Rd. The property is on the east side of the road.

#### Legal Description

Lot 1, Hoke Farms, Inc. Second Addition to Linn County, Iowa.

#### Price & Terms

##### PRICE REDUCED!

- ~~\$549,900.00~~ \$499,900.00
- 5% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable.

#### Real Estate Tax

Taxes Payable 2023 - 2024: \$1,778.00  
 Net Taxable Acres: 9.54  
 Tax Parcel ID #: 163232600200000

#### School District

Mt. Vernon Community School District

#### Cabin/Workshop

This property includes a new and fully modern, 22' by 36' cabin that not only offers cozy living quarters but also promises to serve as an ideal workshop in the future. The great room serves as a combined kitchenette, living room and bedroom. A 30-gallon, electric water heater provides hot water for the kitchenette and private bathroom. All electric lines have been installed and buried and an 18 kw generator provides

peace of mind in the possibility of an electric outage. The fully insulated cabin is heated and cooled by a heat pump equipped with a mini-split. Beyond the cabin, a cement pad is ready for a wood boiler to be purchased and provide in-floor heat. Abundant fire wood is available on the property. The lighted driveway runs from the hard-surfaced road to the cabin.

#### Land Description

The topography is gently rolling.

#### Drainage

Drainage is natural.

#### Buildings/Improvements

There is a new, 24' by 36' pole barn currently used for equipment storage.

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## Water & Well Information

A pond was built on the property and prepared for a beach to be added. Pond aerator and circulation pump will stay with the property. A new well is located northwest of the cabin.

## Septic System

There is a new septic system located southwest of the cabin.

## Liquid Propane Tank

The LP Tank is included with the sale of the property. It is serviced by Linn Co-op.

## Timber

The timber is home to a variety of wildlife and consists of an attractive mixture of mature hackberry, oak, hard maple and elm trees. A trail through the trees has been started for better access to the entire property.

## Comments

A unique property offering endless potential and a peaceful retreat just minutes from Mt. Vernon along a hard-surfaced road.

*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.*

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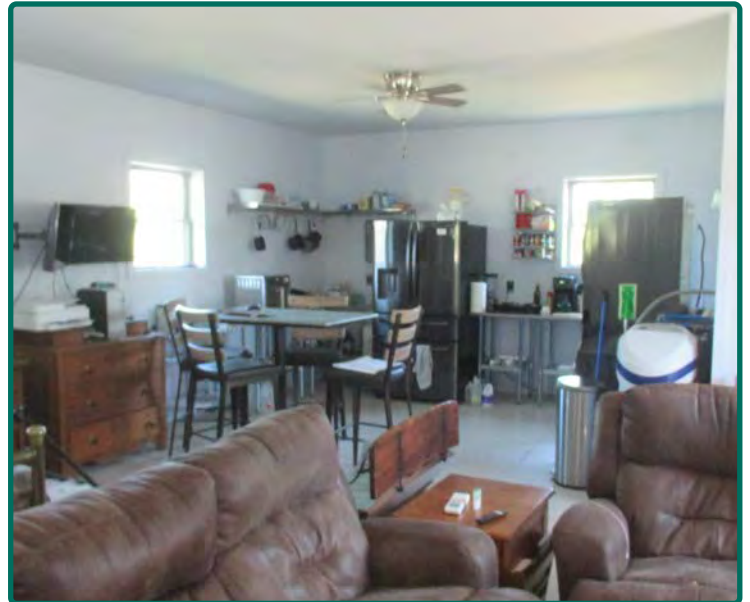
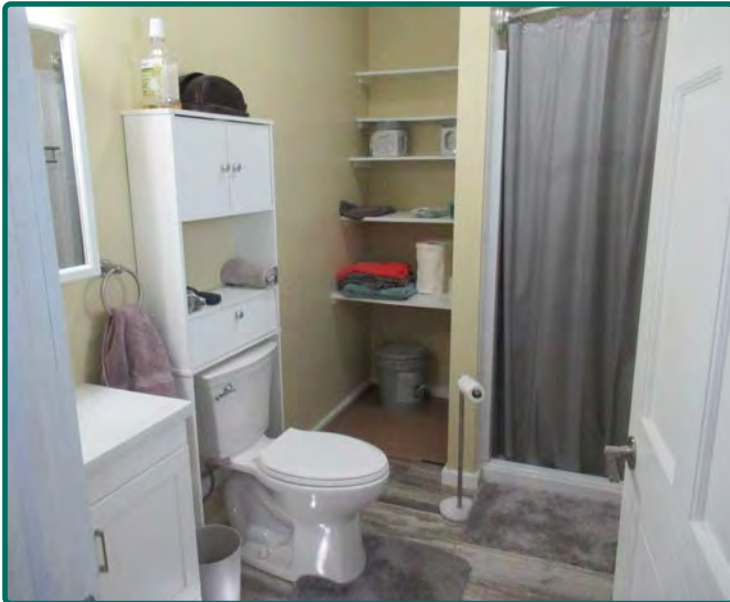


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