

Acresage For Sale

ACREAGE:

8.92 Acres, m/l

LOCATION:

Linn County, IA

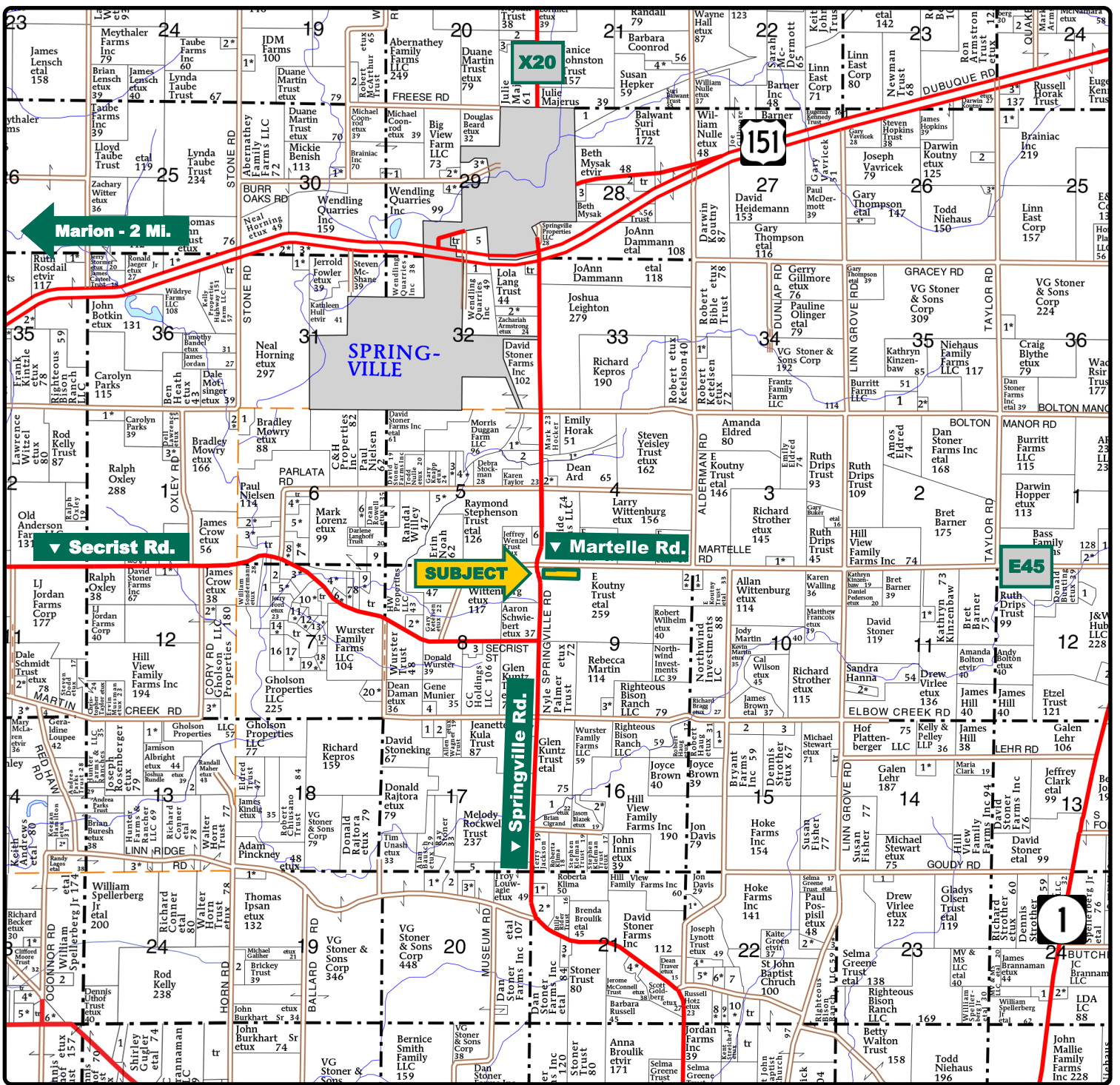


Property Key Features

- Located 2 Miles South of Springville, Iowa, on a Hard-Surfaced Road
- Includes 3-Bedroom, 1-Bathroom House, Garage & Outbuildings
- Attractive Setting with Gorgeous Views, Just Minutes East of Cedar Rapids

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Total Living SF:	1,195
Bedrooms:	3
Bathrooms:	1
Year Built:	1904
Address:	
	778 Martelle Road
	Springville, IA 52336

Property Information

8.92 Acres, m/l

Location

From Springville—Intersection of US-151 & Springville Rd.: 2 miles south on Springville Rd. and then east on Martelle Rd. The property is on the south side of the road.

Legal Description

That part of the NW¼ of the NW¼ Section 9, Township 83 North, Range 5 West 5th P.M. Linn County, Iowa. Updated abstract to govern.

Price & Terms

- \$397,500.00
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,438.00
Net Taxable Acres: 8.92
Tax Parcel ID #: 160922600100000

School District

Springville Community School District

House

There is a 1½-story home with 1,195 finished square feet, built in 1904. The main level includes an eat-in kitchen, family room, living room, mud/laundry room, a bedroom and a full bathroom. There are two bedrooms on the upper level. An enclosed porch is on the west side of the home and an attached porch is on the east side of the home, which provides access to the basement. The basement is block and limestone foundation.

Land Description

Topography is gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

Outbuildings include a two-stall detached garage, small work shed and old livestock barn.

Water & Well Information

The well is located northeast of the house.

Septic System

The septic is located west of the house. The Seller is exempt from the time of transfer inspection as the Seller is an Estate.

LP Tank

The LP Tank is rented from Linn Coop for \$75 per year.

Water Softener

The water softener is rented from Neal's Water Conditioning.

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Comments

This 8.92-acre property boasts some of the most captivating views in all of Linn County. To the west, an attractive timber changes with the seasons. To the east, rolling prairie stretches out toward the horizon. The 3-bedroom home has a warm and inviting ambiance, with natural light and fresh breeze streaming in through large windows in the family room and enclosed porch. Outside are opportunities

to soak in the beauty of the natural world from the southeast facing deck, around the fire pit or while picking fruit from mature fruit trees (three peach trees and one apple tree). This is an opportunity to own a slice of rural paradise with easy access to Marion and Cedar Rapids.

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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View to the Southeast



Garage & Shed



Peach Tree in Small Orchard



Family Room



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Eat-In Kitchen



Enclosed Porch



Main-Level, Full Bathroom



Main-Level Bedroom



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