

Land For Sale

ACREAGE:

8.13 Acres, m/l

LOCATION:

Linn County, IA

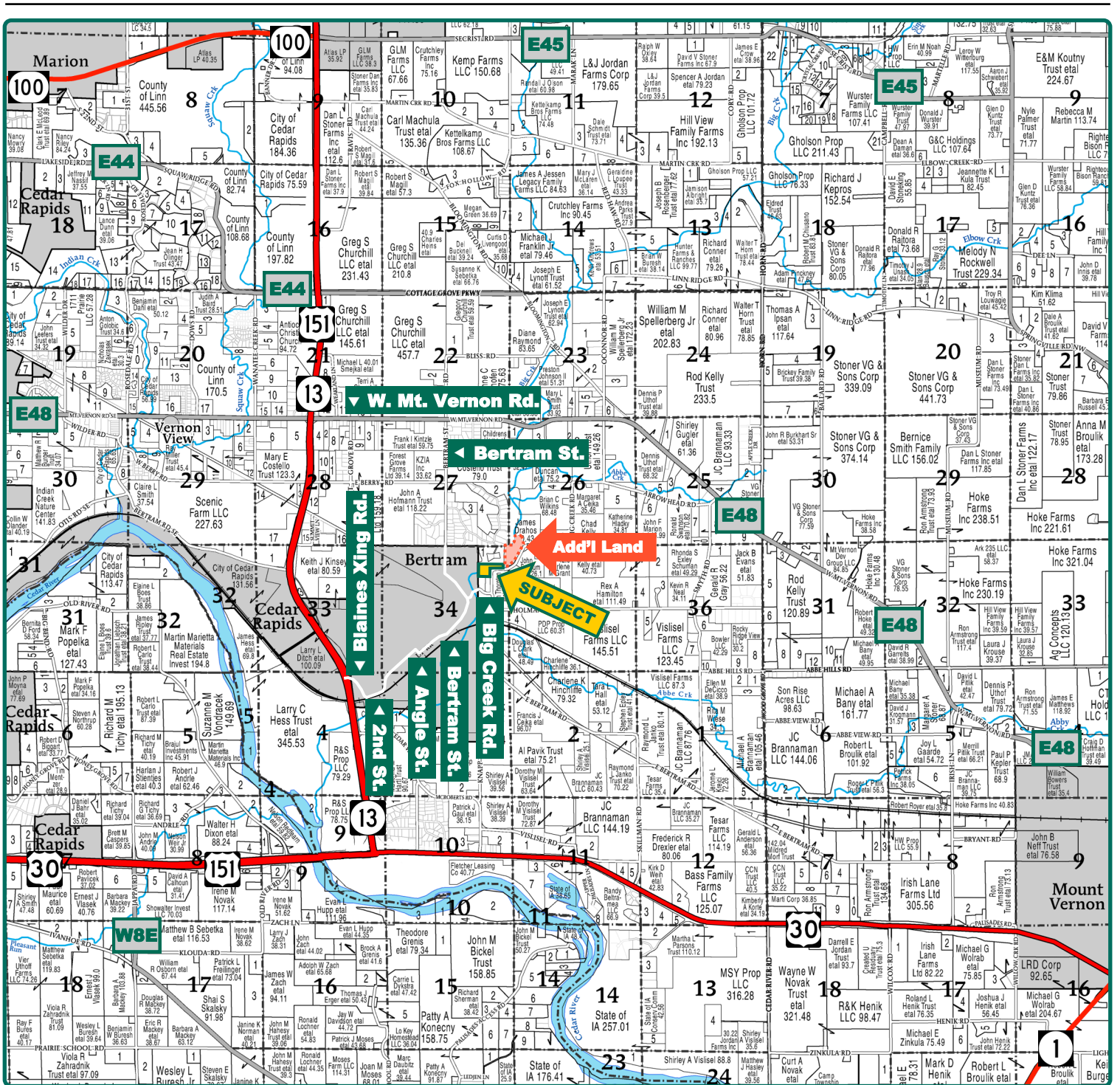


Property Key Features

- Located on the East Edge of Bertram, Iowa
- Attractive Building Site
- Includes Pasture and a Section of Big Creek

Troy Louwagie, ALC
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Property Information

8.13 Acres, m/l

Location

From Cedar Rapids—Intersection of US-151/IA-13 & Blaines Crossing Rd.: ¼ mile southeast on Blaines Crossing Rd., ½ mile northeast on 2nd St., turn southeast on Angle St., which becomes Bertram St., continue ½ mile, ½ mile northeast on Big Creek Rd. The property is on the northwest side of the road.

Legal Description

That part of the NE¼ NE¼ lying north and west of the road excepting Timberlake First and Second Additions, Section 34, Township 83 North, Range 6 West of the 5th P.M., Linn County, Iowa. Final abstract to govern legal description.

Price & Terms

- \$250,000.00

Possession

Negotiable. This plot will need to be subdivided through Linn County Planning & Zoning. The subdivision process will take approximately 90-120 days.

Real Estate Tax

Taxes Payable 2024 - 2025: \$65.00*
Net Taxable Acres: 8.13
Tax per Net Taxable Acre: \$8.00*
Tax Parcel ID #: Part of 53410100100000
**Taxes estimated pending survey of property. Linn County Treasurer/Assessor will determine final tax figures.*

FSA Data

This property is not enrolled in the farm program.

Land Description

The terrain is level.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This attractive building site, located just east of Bertram, features a scenic pasture and a section of Big Creek. Linn County has approved the construction of a single-family home in the southeast corner of this lot. The remainder of the property lies within the 500-year floodplain.

Additional Land for Sale

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

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South Side Looking North



Southwest Corner Looking Northeast



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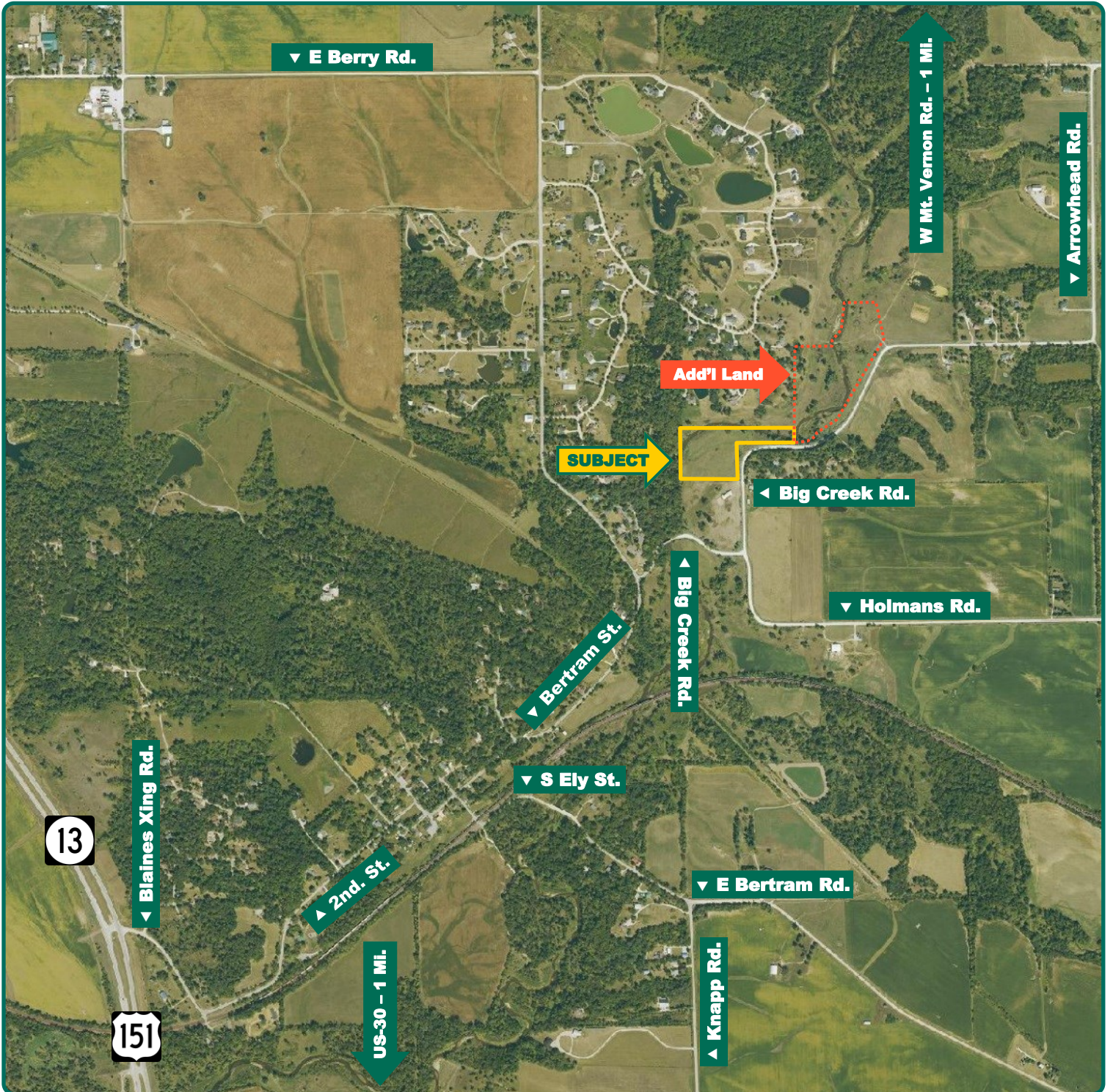
Northeast Corner Looking Southwest



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Additional Land Aerial Photo



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