

Land For Sale

ACREAGE:

15.02 Acres, m/l

LOCATION:

Linn County, IA

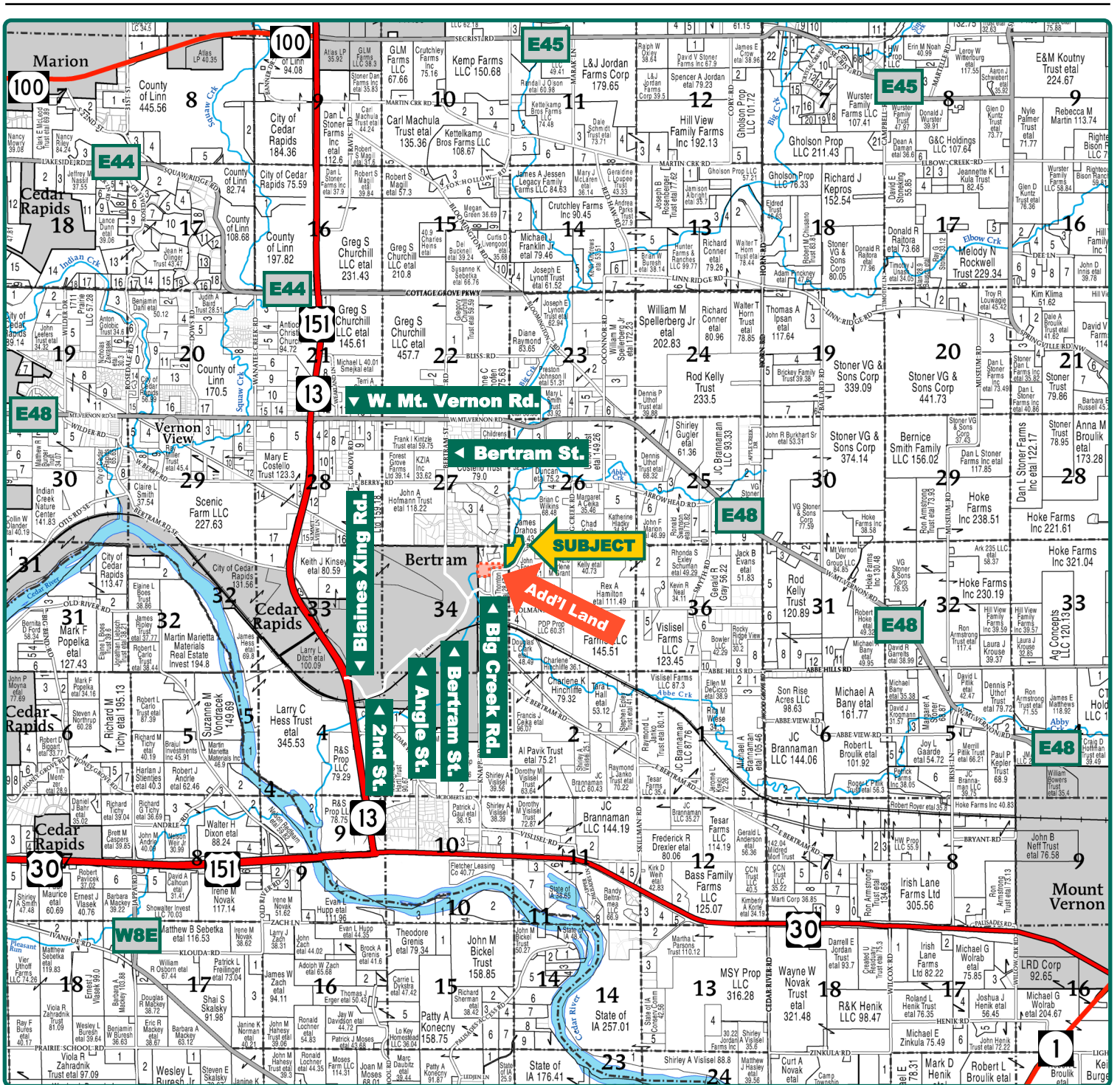


Property Key Features

- Located on the East Edge of Bertram, Iowa
- An Attractive Building Site
- Features Pasture, Timber & a Section of Big Creek

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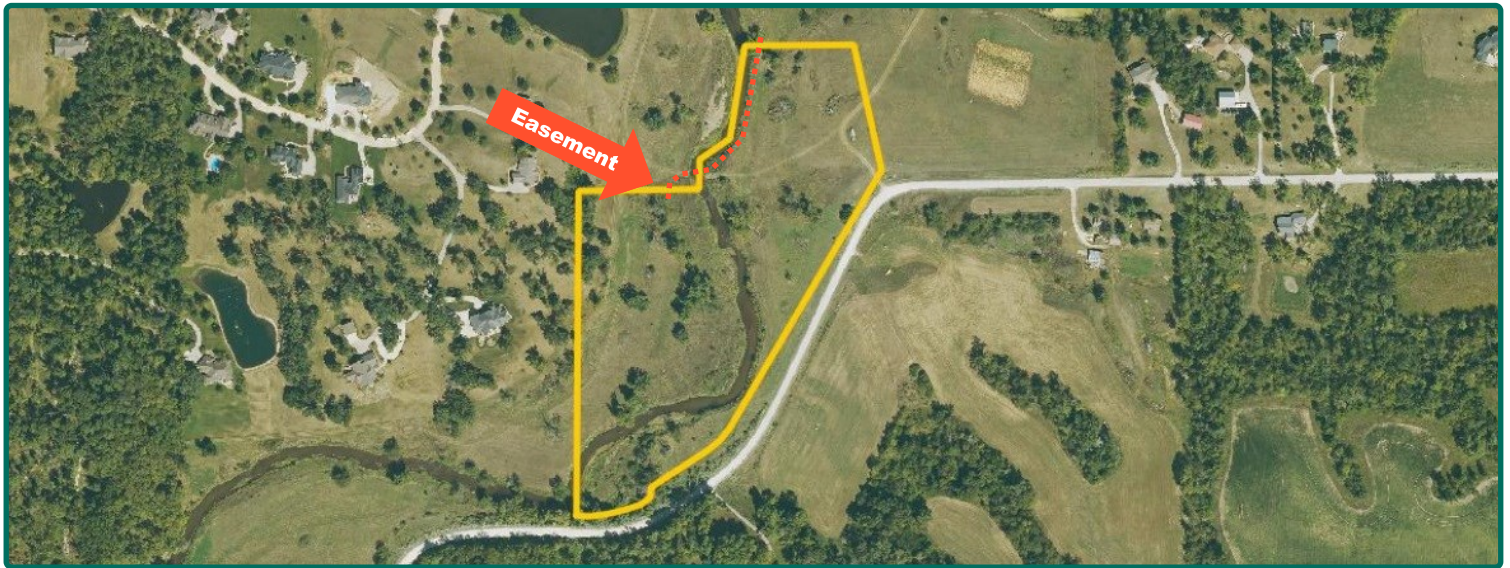
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Property Information

15.02 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 eastern NE¼ NE¼ lying north of the road, excepting Timberlake 1st and 2nd Additions, of Section 34; the NW ¼ NW ¼ lying west of the road of Section 35; and SW ¼ SW ¼ of Section 26; all located in Township 83 North, Range 6 West of the 5th P.M., Linn County, Iowa. Final abstract to govern legal description.

Price & Terms

- \$350,000.00

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: \$104.00*
Net Taxable Acres: 15.02
Tax per Net Taxable Acre: \$6.92*
Tax Parcel ID #: 153522600100000, part of 153522600100000 & 52635100100000
**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 to gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Easement

Seller to obtain a 50' easement on the east side of the creek to the creek crossing, allowing access to the west side of the creek. The Buyer will also have an easement across Big Creek to access the portion of the lot lying on the west side of the creek. Contact the listing agent for details.

Comments

This is an attractive building site located in rural Linn County. It features timber, pasture and a section of Big Creek. Linn County would allow a single-family home to be built in the northeast portion of the 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 southwest of this property. See Additional Land Aerial Photo.

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North Looking South



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Southwest Looking Northeast



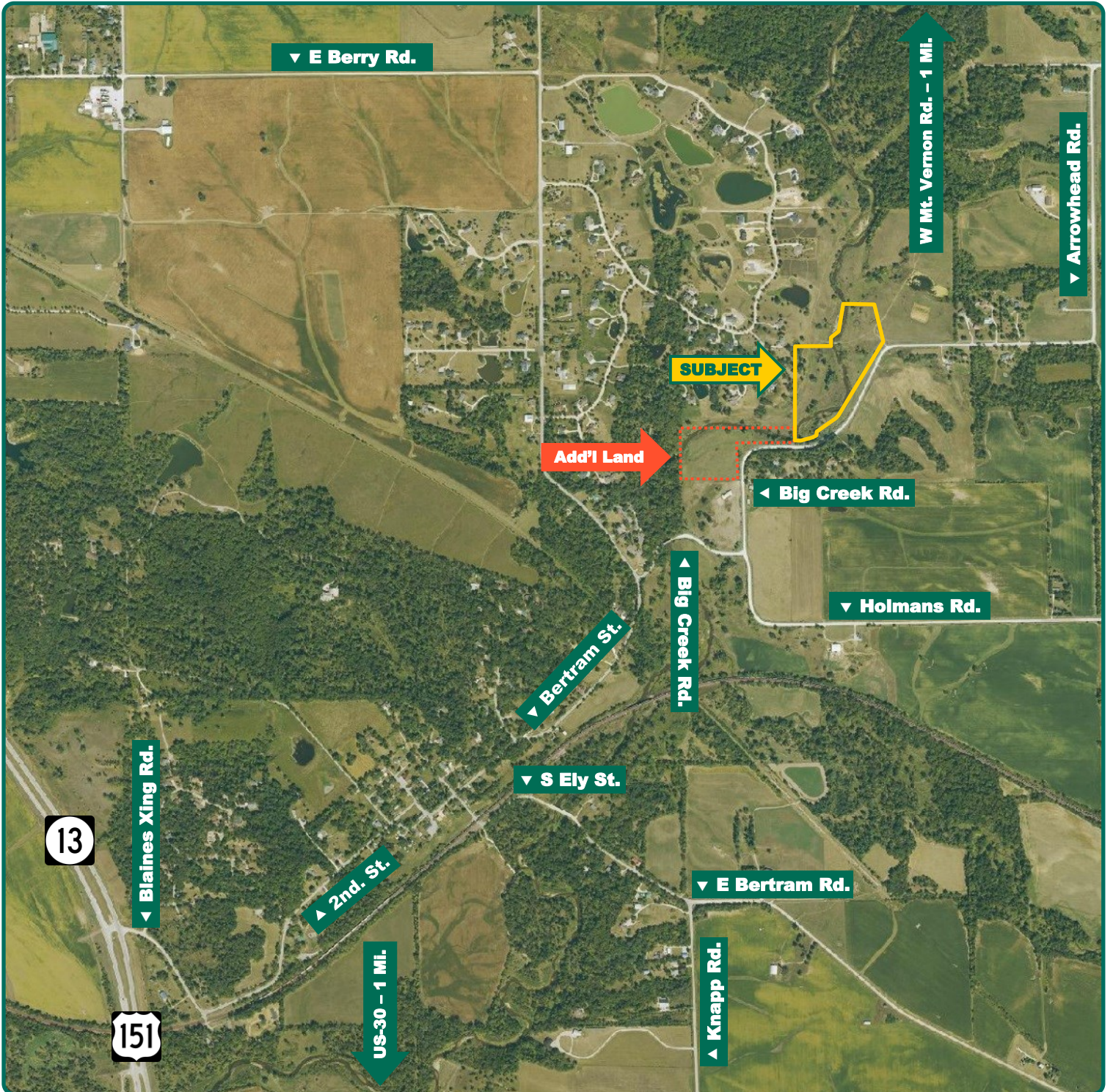
East Looking West



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Additional Land Aerial Photo



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