

Cornell College



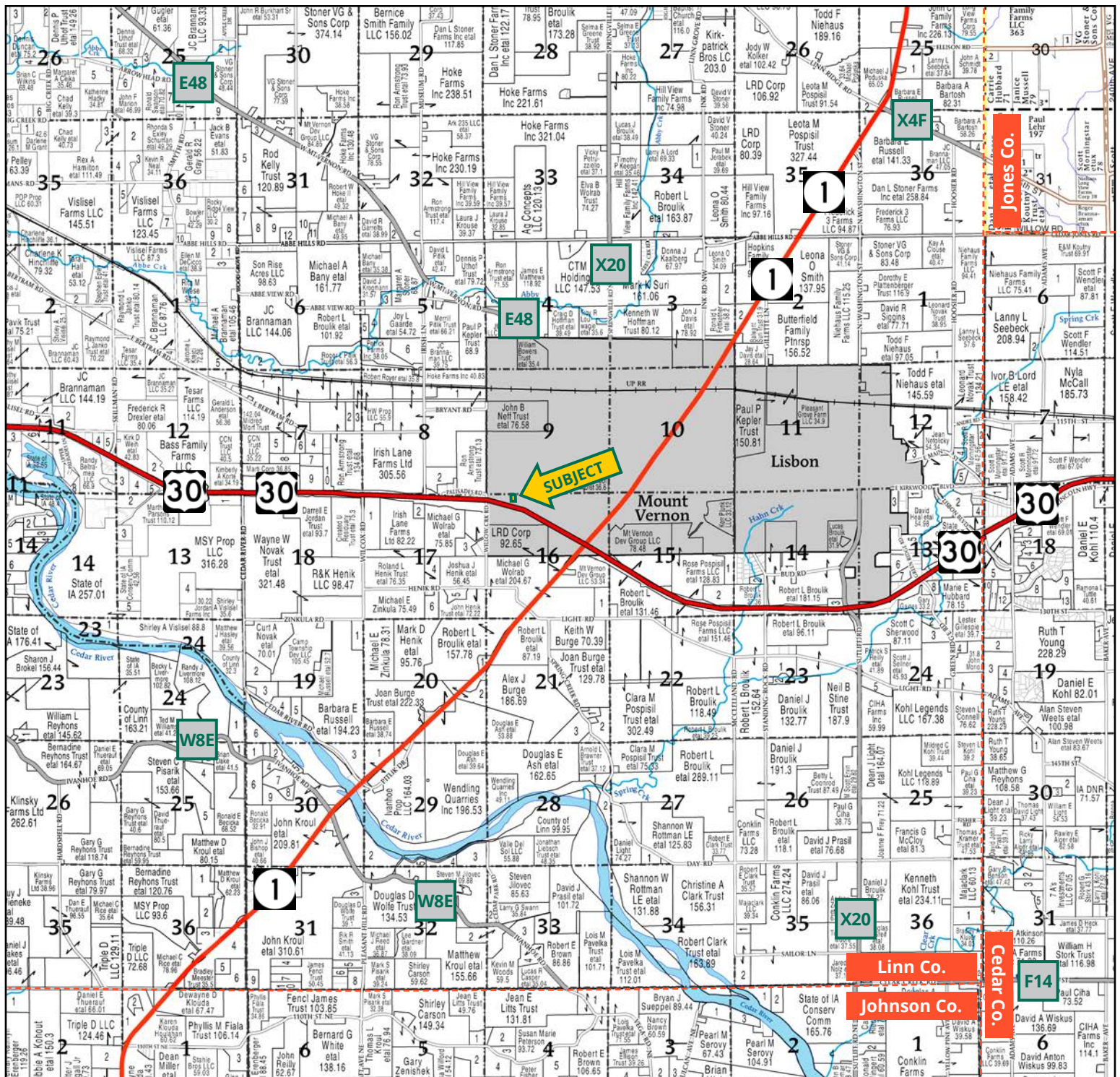
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0.90 Acres, m/l
Linn County, IA



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Location

From Mount Vernon: Intersection of US-30 & IA-1: ¾ mile northeast on IA-1 and 1 mile west on Palisades Rd. SW. The property is on the south side of the road.

Simple Legal

Parcel A in the NW¼ NW¼ of Section 16, Township 82 North, Range 5 West of the 5th P.M., Linn County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

• \$89,500.00

Possession

Negotiable

Real Estate Tax

Taxes Payable 2024 - 2025: \$1,078.00

Gross Acres: 0.90

Net Taxable Acres: 0.73

FSA Data

This lot is not currently enrolled in the farm program.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

The lot is level.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

City water access is located along Palisades Rd. SW. The sanitary sewer access is located along Business 30 at the south edge of 1804 Palisades Rd. SW. Prospective buyers should contact the City of Mount Vernon to determine exact locations of sanitary sewer and water.

Comments

This is a nice large residential lot located within the city limits of Mount Vernon near access to city water and sanitary sewer.



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.

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Southwest Corner Looking Northeast



Northeast Corner Looking Southwest

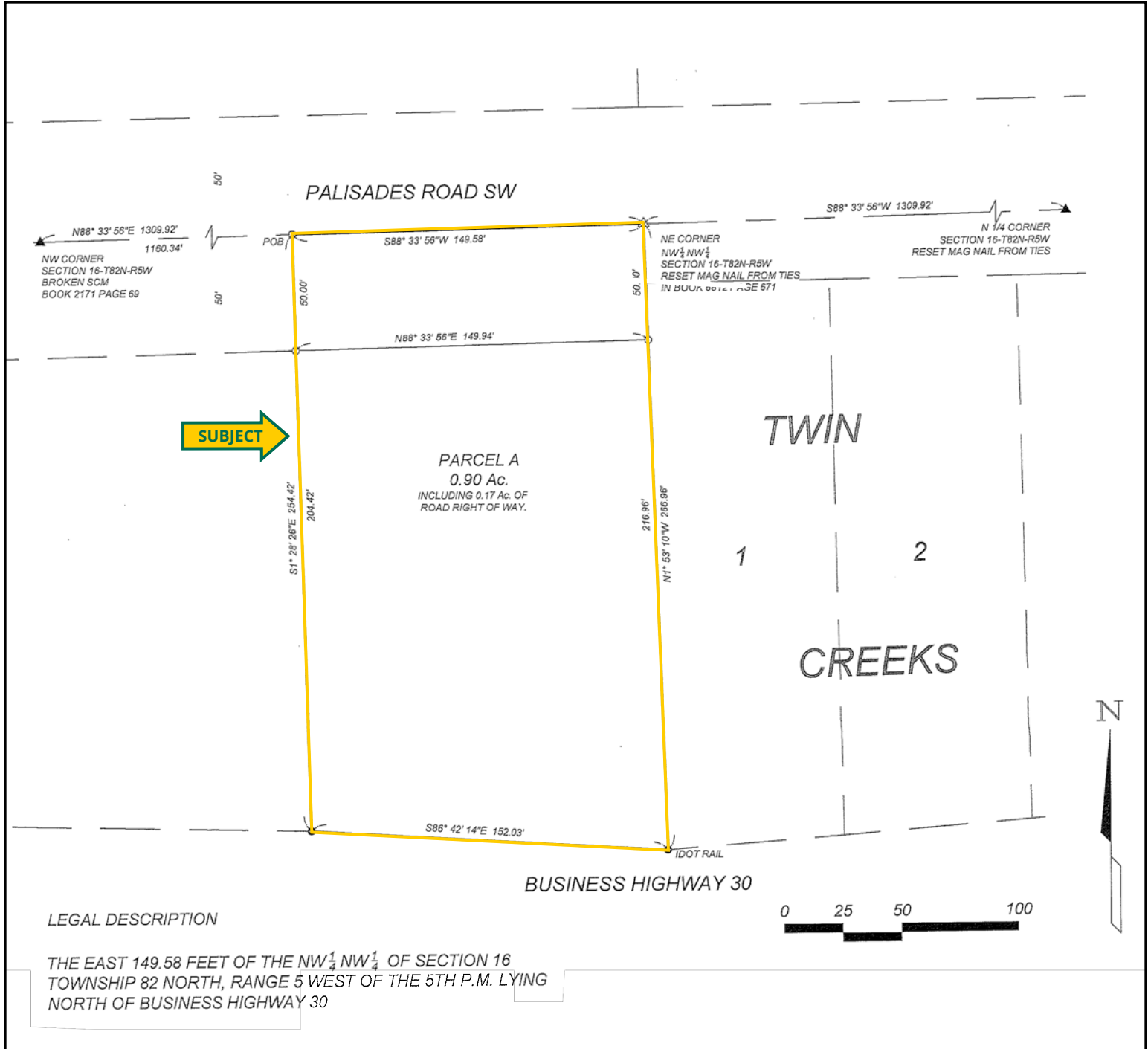




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