

## Timbered Lot in Center Point, Iowa

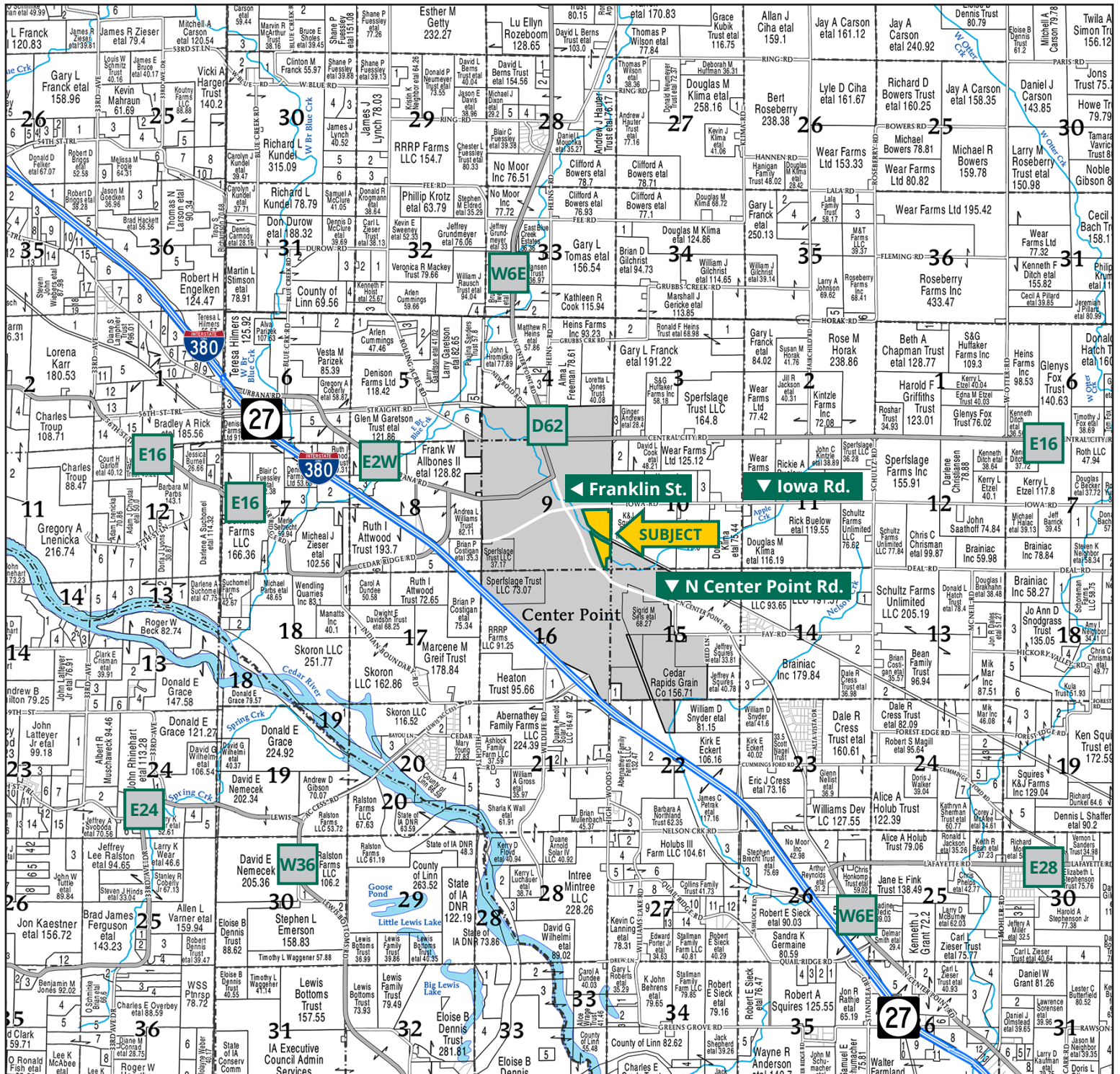


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Mount Vernon, IA 52314-0050 | [www.Hertz.ag](http://www.Hertz.ag)

**43.93 Acres, m/l**  
**Linn County, IA**





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## Location

Center Point: At the intersection of Franklin St. & Iowa St., ¼ mile east on Iowa St. The property is on the south side of the road.

## Simple Legal

That Part of the E½ of the SE¼ Section 9, Township 85 North, Range 8 West of the 5th P.M., Linn County, Iowa. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$1,317,900.00
- \$30,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

Possession will be granted at closing.

## Real Estate Tax

Taxes Payable 2025-2026: \$1,138.00  
Net Taxable Acres: 43.93  
Tax per Net Taxable Acre: \$25.90

## FSA Data

This land is not currently enrolled with the Farm Service Agency.

## Mineral Rights

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

## Land Description

This land is level to gently rolling.

## Drainage

Drainage is natural.

## Buildings/Improvements

None.

## Water & Well Information

City water crosses through this property.

## Sanitary Sewer

Sanitary sewer adjoins this property.

## Easements

There are two water main easements on this farm: a 30'-wide easement passes from the northeast corner of the property to the southwest corner and a 20'-wide easement is found in the west-central portion of the property.

## Comments

With mature timber throughout and direct access to the Cedar Valley Nature Trail, this attractive property offers excellent potential for residential development within the city limits of Center Point, Iowa.



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.



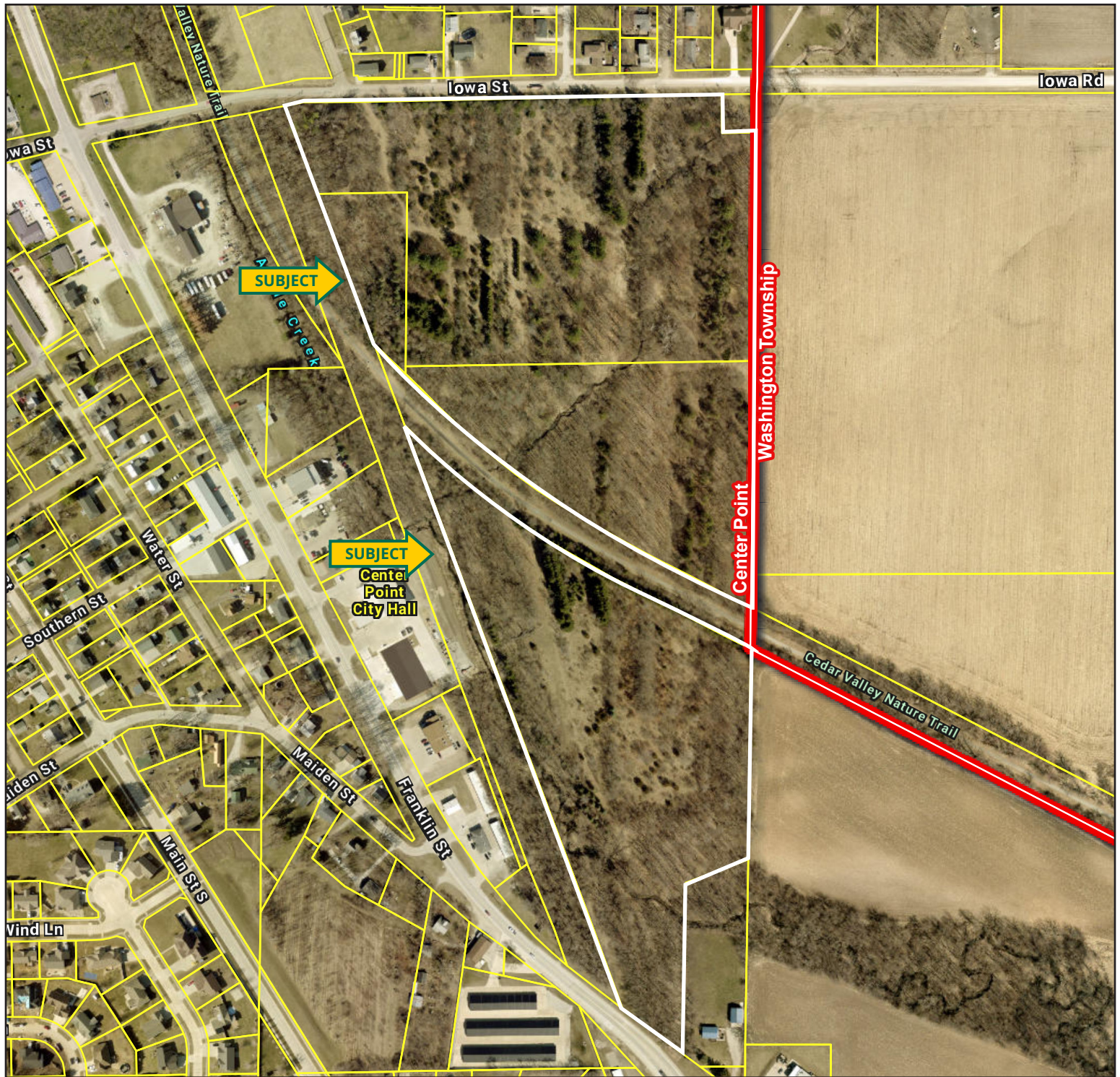
Southeast Corner Looking Northwest



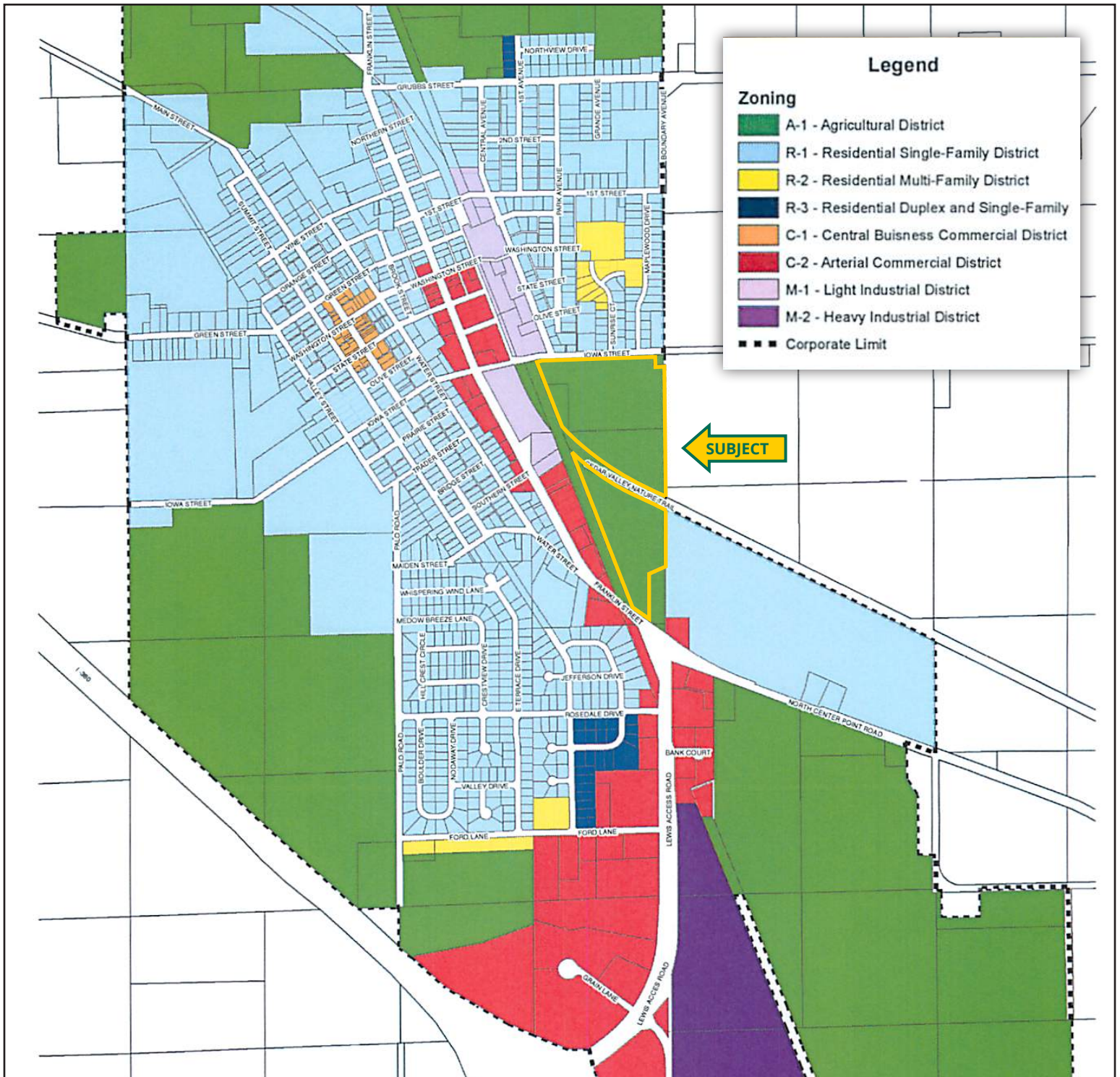
Southwest Corner Looking Northeast





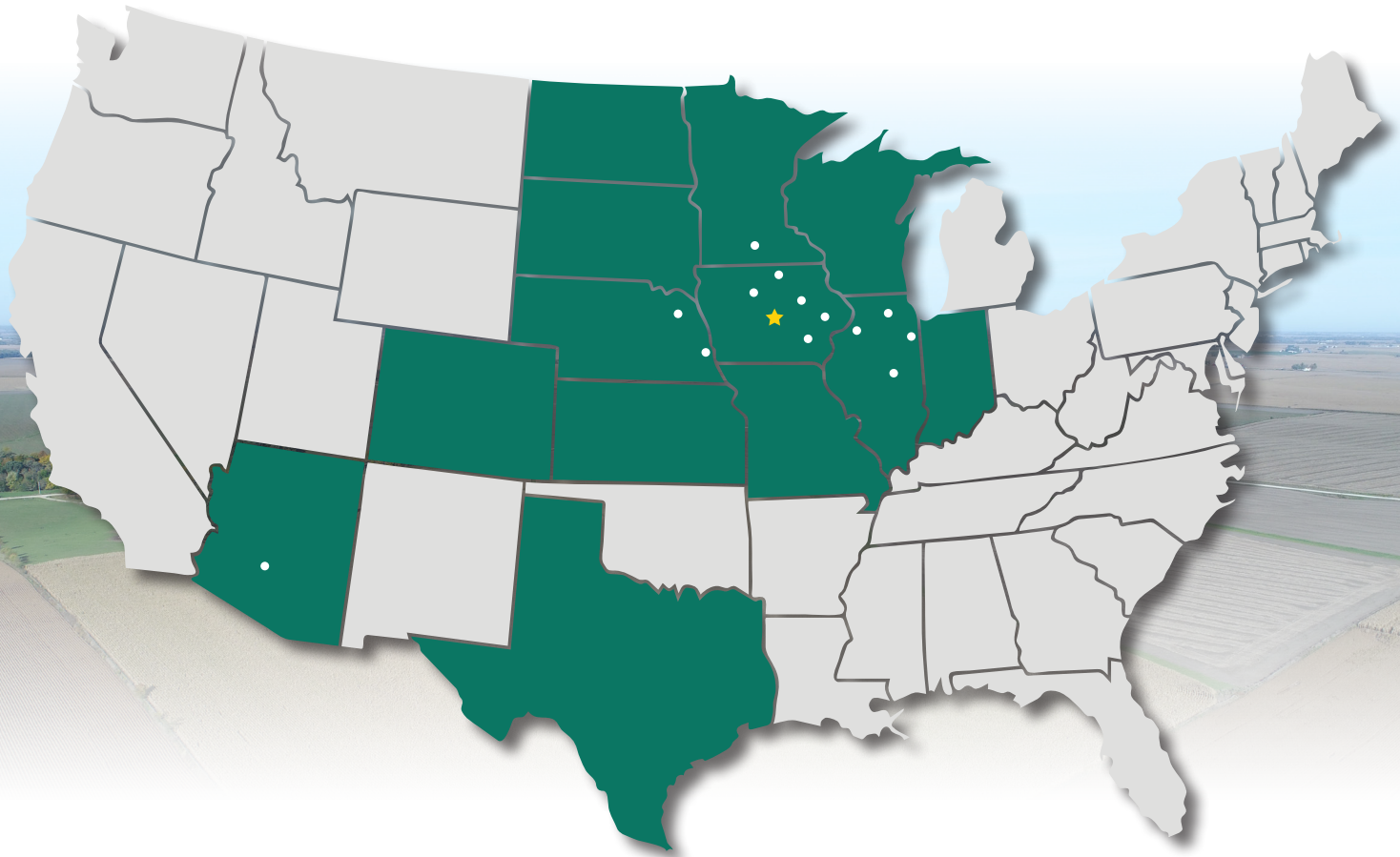






From the City of Center Point 2015 Zoning Map





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8